LOT 38 & PT OF LOT 37
IN OR 2645/1055
PIRATES WOOD 4 UNR

HARTLEY THOMAS & ALEXANDRA
97128 PIRATES POINT RD
YULEE, FL 32097

**2024**

**43-3N-28-509D-0038-0000**

## BUILDING CHARACTERISTICS

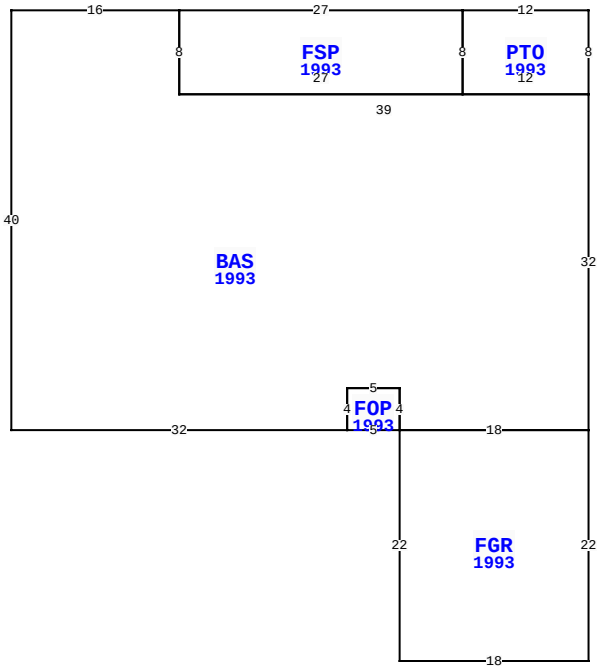
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4032.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,868 | 100 | 1,868 | 205,376 |
| FGR | 396 | 55 | 218 | 23,968 |
| FOP | 20 | 30 | 6 | 660 |
| FSP | 216 | 40 | 86 | 9,456 |
| PTO | 96 | 5 | 5 | 550 |
| TOTALS | 2,596 | | 2,183 | 240,008 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,183 | 111.3378 | 139.17 | 303,808 | 1983 | 1995 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 1868 HX Base Yr 2024




97128 PIRATES POINT RD, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 02/12/2008 | RK | LGL DATE | 06/16/2023 | MLU |
| XF DATE | | | LAND DATE | | |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 240,008 |
| TOTAL MARKET OB/XF VALUE | | 14,337 |
| TOTAL LAND VALUE - MARKET | | 226,678 |
| TOTAL MARKET VALUE | | 481,023 |
| SOH/AGL Deduction | | 50,002 |
| ASSESSED VALUE | | 431,021 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 381,021 |
| TOTAL JUST VALUE | | 481,023 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 438,692 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2645/1055 | 5/30/2023 | WD | Q | I | 01 | 565,000 |
| GRANTOR: PRATHER JONATHAN W | | | | | | |
| GRANTEE: HARTLEY THOMAS & AL | | | | | | |
| 2004/0937 | 9/17/2015 | SW | Q | I | 01 | 289,900 |
| GRANTOR: VENTURES TRUST 2013-I | | | | | | |
| GRANTEE: PRATHER JONATHAN W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=1993] W12 FSP=[YR=1993] W27 BAS=[YR=1993] W16 S40 E32 FOP=[YR=1993] E5 FGR=[YR=1993] S22 E18 N22 W18$ N4 W5 S4 $ N4 E5 S4 E18 N32 W39 N8$ S8 E27 N8 $ S8 E12 N8$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 0 | 100 | 20 | 11 | 220.00 | SF | 6.50 | 6.50 | 100 | 1983 | 1983 | 3 | 41 | 586 | |
| 2 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 512.00 | SF | 40.00 | 40.00 | 100 | 1983 | 1983 | 3 | 20 | 4,096 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1983 | 1983 | 3 | 54 | 1,890 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 10 | 12 | 120.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 312 | |
| 5 | 0825 | BRICK | 0 | 100 | 0 | 0 | 270.00 | SF | 12.50 | 12.50 | 100 | 1990 | 1990 | 3 | 86 | 2,903 | |
| 6 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 574.00 | SF | 5.20 | 5.20 | 100 | 1994 | 1994 | 3 | 68 | 2,030 | |
| 7 | 0311 | WD GANG WY | 0 | 100 | 0 | 0 | 20.00 | SF | 45.00 | 45.00 | 100 | 1994 | 1994 | 3 | 20 | 180 | |
| 8 | 0303 | FLT DOCK W | 0 | 100 | 10 | 20 | 200.00 | SF | 26.00 | 26.00 | 100 | 1994 | 1994 | 3 | 20 | 1,040 | |
| 9 | 0855 | CONC PAVER | 0 | 100 | 54 | 4 | 216.00 | SF | 7.00 | 7.00 | 100 | 2005 | 2005 | 3 | 86 | 1,300 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,337

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000131 | C | SFR CANAL | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 170,000.00 | 170,000.00 | 170,000 | | | | | | | |
| 2 | 000131 | C | SFR CANAL | 100 | | RSF-1 | | | 0.33 | LT | | 1.00 | 1.00 | 1.00 | 170,000.00 | 170,000.00 | 56,678 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 226,678 Market: 0 Agricultural: 0 Common: 226,678 PRINTED 08/06/2024 BY SYS