LOT 39
IN OR 2490/1525
PIRATES WOOD # 4 UNR

WARD JOSHUA B & KRISTEN
97110 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509D-0039-0000

BUILDING CHARACTERISTICS

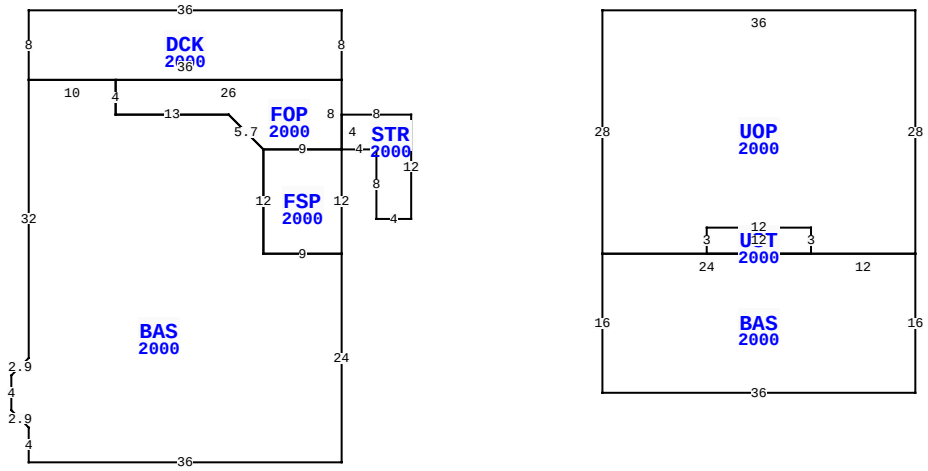
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	576	100	576	68,864
BAS	1,340	100	1,340	160,204
DCK	288	10	29	3,467
FOP	148	30	44	5,260
FSP	108	40	43	5,141
STR	64	10	6	718
UOP	1,008	20	202	24,150
UST	36	45	16	1,912
TOTALS	3,568		2,256	269,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,256	108.8682	136.09	307,019	2000	2005	0	0	0	12.15	87.85

1 SNGL FAM – 100% - 2022 Heated Area: 1916 HX Base Yr 2022



97110 PIRATES POINT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,716
TOTAL MARKET OB/XF VALUE		4,536
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		444,252
SOH/AGL Deduction		104,048
ASSESSED VALUE		340,204
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		290,204
TOTAL JUST VALUE		444,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105402	ROOF	12,375	04/28/2021
R11071	REPAIR/RRF	4,000	03/01/2008
B21149	GARAGE	20,000	03/01/2008
0006783	CHNGE SRVC	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2490/1525	8/09/2021	WD	Q	I	01	420,000
GRANTOR: COURTENAY LINDA R REV						
GRANTEE: WARD JOSHUA B & KRI						
1581/0634	8/15/2008	QC	U	I	01	100
GRANTOR: COURTENAY LINDA R						
GRANTEE: COURTENAY LINDA R T						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W36 S28 BAS=[YR=2000] S16 E36 N16 W12
UST=[YR=2000] N3 W12 S3 E12$ W24$ E36 N28$ PTR= W66
DCK=[YR=2000] W36 S8 BAS=[YR=2000] S32 L2 D2 S4 R2 D2
S4 E36 N24 FSP=[YR=2000] N12 STR=[YR=2000] E4 S8 E4 N12 W8
S4$ FOP=[YR=2000] N8 W26 S4 E13 D4 R4 E9$ W9 S12 E9$ W9
N12 L4 U4 W13 N4 W10$ E36 N8 $ E66$.

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	0510	GARAGE WD-	0	100	26	24	624.00	SF	35.00	35.00	100	1980	1980	3	20	4,368	
3	0681	POLE SHED	0	100	10	28	280.00	SF	3.00	3.00	100	1990	1990	3	20	168	

LAND DESCRIPTION

TOTAL OB/XF 4,536

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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS