LOT 40
IN OR 2224/1687
PIRATES WOOD #4 UNR

STARR NANCY A
97098 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509D-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

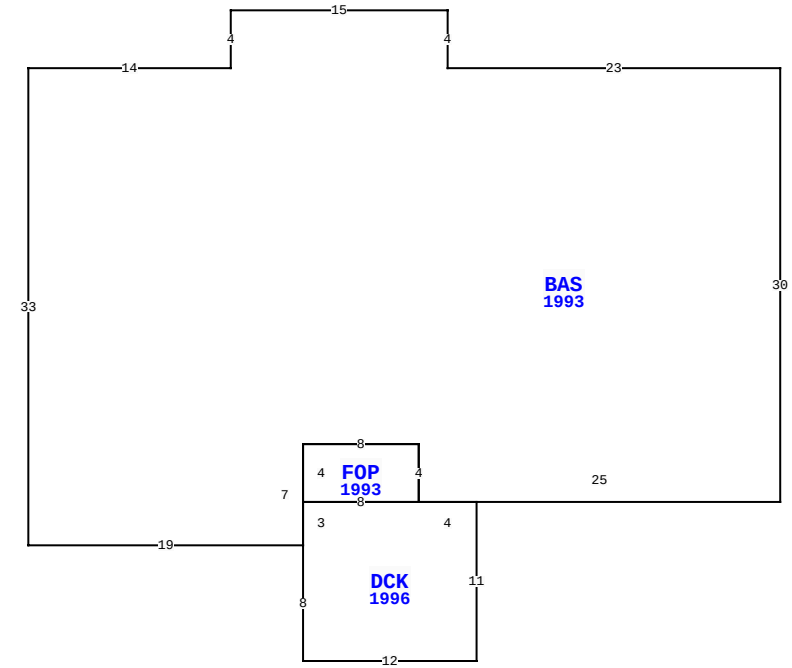
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,645	100	1,645	230,261
DCK	132	10	13	1,820
FOP	32	30	10	1,400
TOTALS	1,809		1,668	233,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,668	123.0600	153.82	256,572	1973	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2019 Heated Area: 1645 HX Base Yr 2019



BLD DATE	03/03/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/16/2023 MLU
AG DATE	

97098 PIRATES POINT RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,481
TOTAL MARKET OB/XF VALUE		20,550
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		424,031
SOH/AGL Deduction		154,422
ASSESSED VALUE		269,609
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,609
TOTAL JUST VALUE		424,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2008390	CHNGE SRVC	0	10/01/2020
R13041	RE-ROOF	10,525	08/01/2012
B21149	GARAGE	0	03/01/2008
R11071	REPAIR/REROOF	0	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/1687	9/20/2018	TD	Q	I	02	310,000
GRANTOR: LINDA R COURTENAY REV						
GRANTEE: STARR NANCY A						
1581/0634	8/15/2008	QC	U	I	01	100
GRANTOR: COURTENAY LINDA R						
GRANTEE: COURTENAY LINDA R T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N4 W15 S4 W14 S33 E19 DCK=[YR=1996] S8 E12 N11 W4 FOP=[YR=1993] N4 W8 S4 E8 $ W8 S3 $ N7 E8 S4 E25 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1973	1973	3	32	2,240	
2	1242	WD DECK A	0	100	10	18	180.00	SF	10.00	10.00	100	1980	1980	3	20	360	
3	0811	CONCRETE B	0	100	21	26	546.00	SF	5.20	5.20	100	2008	2008	3	89	2,527	
4	0300	BOAT DCK W	0	100	0	0	261.00	SF	40.00	40.00	100	2008	2008	3	52	5,429	
5	0351	CARPORT MT	0	100	27	20	540.00	SF	10.00	10.00	100	2018	2018	3	82	4,428	
6	0300	BOAT DCK W	1	100	0	0	142.00	SF	40.00	40.00	100	2023	2021		98	5,566	

LAND DESCRIPTION

TOTAL OB/XF 20,550

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS