LOT 41
IN OR 2158/1256
PIRATES WOOD #4 UNR

PRITCHARD THOMAS S JR & LAURIE
97082 PIRATES POINT RD
YULEE, FL 32097

2024

43-3N-28-509D-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

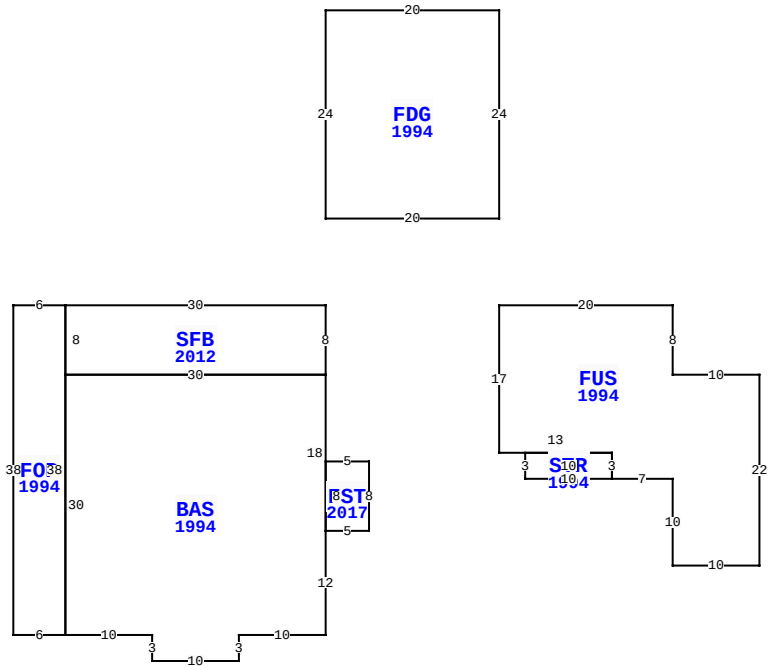
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	930	100	930	125,328
FDG	480	60	288	38,812
FOP	228	30	68	9,164
FST	40	55	22	2,965
FUS	581	100	581	78,297
SFB	240	80	192	25,874
STR	30	10	3	404
TOTALS	2,529		2,084	280,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,084	117.8205	147.28	306,932	1994	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2019 Heated Area: 1703 HX Base Yr 2019



97082 PIRATES POINT RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,843
TOTAL MARKET OB/XF VALUE		22,806
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		473,649
SOH/AGL Deduction		162,493
ASSESSED VALUE		311,156
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		261,156
TOTAL JUST VALUE		473,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109697	REPAIR/RRF	0	09/01/2021
B25473	ADDITION	15,500	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1256	11/16/2017	WD	Q	I	01	359,000
GRANTOR: HARDYMAN JEAN T F/K/A						
GRANTEE: PRITCHARD THOMAS S						
1693/0172	8/02/2010	FJ	U	I	11	0
GRANTOR: TERRY DANIEL B JR EST						
GRANTEE: TERRY JEAN W						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2012] W30 FOP=[YR=1994] W6 S38 E6 BAS=[YR=1994] E10 S3 E10 N3 E10 N12 FST=[YR=2017] E5 N8 W5 S8$ N18 W30 S30$ N38$ S8 E30 N8$ PTR=E20 FUS=[YR=1994] E20 S8E10 S22 W10 N10 W7 STR=[YR=1994] W10 N3 E10 S3$ N3 W13 N17$ W20$ PTR=N10 FDG=[YR=1994] N24 E20 S24 W20$ S10$.

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	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,912.00	SF	3.20	3.20	100	1994	1994	3	68	4,161	
3	0300	BOAT DCK W	0	100	0	0	617.00	SF	40.00	40.00	100	2008	2008	3	52	12,834	
4	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	2008	2008	3	52	2,704	
5	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2008	2008	3	35	315	
6	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	2012	2012	3	55	132	

LAND DESCRIPTION

TOTAL OB/XF 22,806

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