LOTS 44 & 45
IN OR 1933/1779
PIRATES WOOD 4 UNR

ADAMS MICHAEL D SR & CAROLYN E/
97030 PIRATES POINT ROAD
YULEE, FL 32097

2024

43-3N-28-509D-0044-0000

BUILDING CHARACTERISTICS

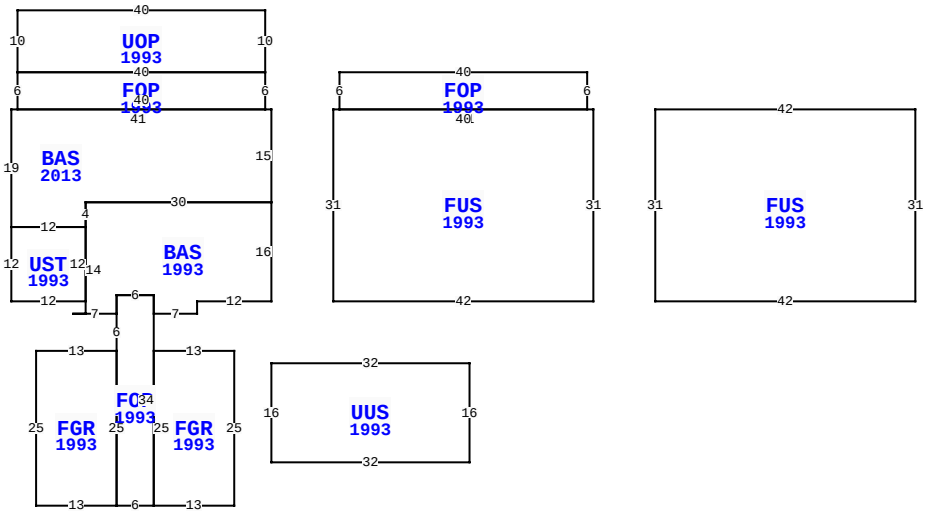
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	498	100	498	48,974
BAS	678	100	678	66,675
FGR	325	55	179	17,603
FGR	325	55	179	17,603
FOP	204	30	61	5,999
FOP	240	30	72	7,080
FOP	240	30	72	7,080
FUS	1,302	100	1,302	128,038
FUS	1,302	100	1,302	128,038
UOP	400	20	80	7,867
TOTALS	6,170		4,744	466,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,744	95.3568	119.20	565,485	1988	1988	0	0	0	17.50	82.50

1 SNGL FAM – 100% - 2019 Heated Area: 3780 HX Base Yr



** This building has 12 Sub-Areas

97030 PIRATES POINT RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		466,525
TOTAL MARKET OB/XF VALUE		46,514
TOTAL LAND VALUE - MARKET		289,000
TOTAL MARKET VALUE		802,039
SOH/AGL Deduction		89,522
ASSESSED VALUE		712,517
TOTAL EXEMPTION VALUE	13	712,517
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		802,039
NCON VALUE		35,057
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		657,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707828	REPAIR/RRF	31,794	12/01/2017
2236	H/AC	6,000	09/18/1987
4524	NEW CONSTR	3,500	09/18/1987
4333	NEW CONSTR	99,294	09/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/1779	8/22/2014	WD	Q	I	01	350,000
GRANTOR: LOHMAN FLOYD L & CHAR						
GRANTEE: ADAMS MICHAEL D SR						
0524/0146	8/10/1987	WD	Q	V		21,000
GRANTOR: GERMANO RICHARD & D						
GRANTEE: LOHMAN FLOYD & C B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W1 FOP=[YR=1993] N6 UOP=[YR=1993] N10 W40 S10 E40$ W40 S6 E40$ W41 S19UST=[YR=1993] S12 E12 N12 W12 $ E12 BAS=[YR=1993] S14 W2 E7 FOP=[YR=1993] S6 FGR=[YR=1993] W13 S25 E13 N25$ S25 E6FGR=[YR=1993] E13N25 W13 S25$ N34 W6 S3$ N3 E6 S3 E7 N2 E12 N16 W30 S4 $ N4 E30 N15$ PTR= E10 FUS=[YR=1993] E1 FOP=[YR=1993] N6 E40 S6 W40$ E41 S31W42 N31$ W10$ PTR=E62 FUS=[YR=1993] E42 S31 W42 N31$ W62$ PTR= S41UUS=[YR=1993] S16 E32 N16 W32$ N41$.

EXTRA FEATURES

L N	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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	2,560	
2	1243	WD DECK F	0	100	8	4	32.00	SF	8.00	8.00	100	1988	1988	3	20	51	
7	0811	CONCRETE B	0	100	0	0	1,978.00	SF	5.20	5.20	100	2005	2005	3	86	8,846	
8	0300	BOAT DCK W	0	100	0	0	646.00	SF	40.00	40.00	100	2024	2021		95	24,548	
9	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2024	2021		93	2,139	
10	0302	FLT DOCK C	0	100	18	10	180.00	SF	50.00	50.00	100	2024	2021		93	8,370	

LAND DESCRIPTION

TOTAL OB/XF 46,514

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.00	LT		1.00	1.00	0.85	170,000.00	144,500.00	289,000							

REVIEW DATE 04/15/2024 BY NWA Total Acres: 0.00 Total Land Value: 289,000 Market: 0 Agricultural: 0 Common: 289,000 PRINTED 08/06/2024 BY SYS