



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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
BAS	925	100
BAS	99	100
FOP	180	30
FOP	138	30
UDG	432	55
UDG	216	55
TOTALS	1,990	1,476

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,476	127.0206	158.78	234,359	1977	2007	0	0	8.00	92.00
1 SNGL FAM - 100% - 2022											
Heated Area: 1024											
HX Base Yr 2022											
11 20 9 9 11 20 25 6 23 23 14 37 24 24 18 18 12 12 18 18 25 25 UDG 2007 UDG 1993 BAS 2018 FOP 1993 FOP 2007 BAS 1993 UDG 2007 UDG 1993											
97020 PIRATES POINT RD, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	196.00	SF	40.00	40.00	1,568
2	0300	BOAT DCK W	0	100	0	0	120.00	SF	40.00	40.00	960
3	0300	BOAT DCK W	0	100	0	0	415.00	SF	40.00	40.00	3,818
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	460
5	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	957
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	300
7	0350	CARPORT WD	0	100	12	14	168.00	SF	13.00	13.00	437

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	SFR CANAL	100		RSF-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 4				Tax Dist:									
BUILDING MARKET VALUE								215,610					
TOTAL MARKET OB/XF VALUE								8,500					
TOTAL LAND VALUE - MARKET								170,000					
TOTAL MARKET VALUE								394,110					
SOH/AGL Deduction								179,821					
ASSESSED VALUE								214,289					
TOTAL EXEMPTION VALUE								HX HB		50,000			
BASE TAXABLE VALUE								164,289					
TOTAL JUST VALUE								394,110					
NCON VALUE								0					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								382,423					
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2493/0534		9/01/2021		WD	Q	I	01	440,000					
GRANTOR:HOPKINS JOHN R & LANE													
GRANTEE:MASON JONATHAN W II													
0346/0170		10/01/1981		WD	Q	I		40,000					
GRANTOR:													
GRANTEE:													
BUILDING NOTES													
BUILDING DIMENSIONS													
FOP=[YR=1993] W20 BAS=[YR=2018] W11 S9 BAS=[YR=1993] S37 E25 N14 FOP=[YR=2007] E6 N23 W6 S23\$ N23 W25\$ E11 N9 \$ S9 E20 N9\$ PTR=W40 S30 UDG=[YR=1993] W18 S24 E18N24\$ UDG=[YR=2007] N12 W18 S12 E18 \$ N30 E40\$.													