LOT 49
IN OR 384 PG 700
PIRATES WOOD 4 UNR

WATSON JACKY F & WANDA SUE
97612 PIRATES WAY
YULEE, FL 32097

2024

43-3N-28-509D-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

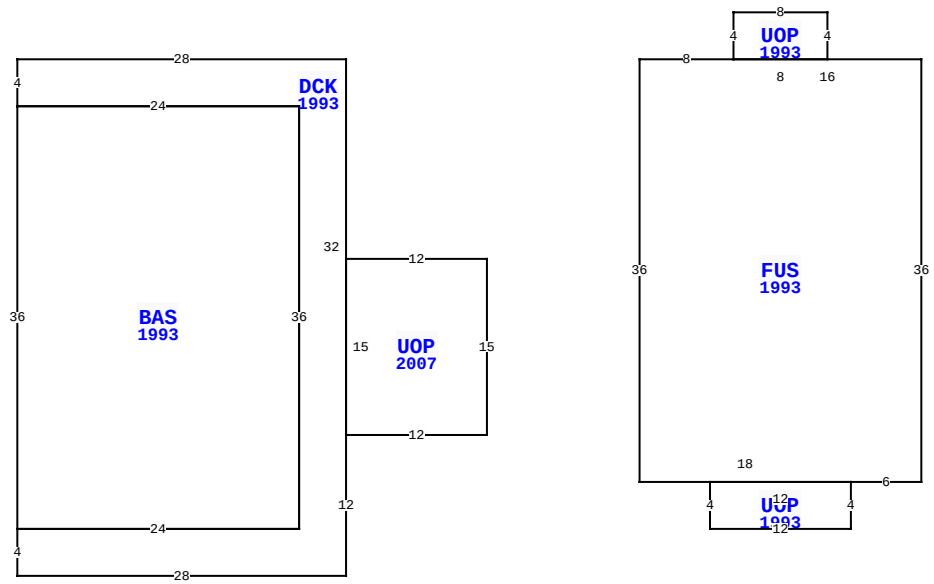
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	864	100	864	104,899
DCK	368	10	37	4,492
FUS	864	100	864	104,899
UOP	32	20	6	729
UOP	48	20	10	1,214
UOP	180	20	36	4,371
TOTALS	2,356		1,817	220,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,817	119.1750	148.97	270,678	1986	1986	0	0	0	18.50	81.50

1 SNGL FAM – 100% - 0 Heated Area: 1728 HX Base Yr



97612 PIRATES WAY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,476
TOTAL MARKET OB/XF VALUE		16,198
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		434,674
SOH/AGL Deduction		226,617
ASSESSED VALUE		208,057
TOTAL EXEMPTION VALUE	VX HX HB	55,000
BASE TAXABLE VALUE		153,057
TOTAL JUST VALUE		434,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18538	REMODEL	3,560	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0384/0700	4/01/1983	WD	Q	V		13,000
GRANTOR:						
GRANTEE:						
0225/0505	1/01/1976	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W28 S4 BAS=[YR=1993] S36 E24 N36 W24$ E24 S36 W24 S4 E28 N12 UOP=[YR=2007] E12 N15 W12 S15$ N32$ PTR=E25 FUS=[YR=1993] E8 UOP=[YR=1993] N4 E8 S4 W8$ E16 S36 W6 UOP=[YR=1993] S4 W12 N4 E12$ W18 N36$ W25$.

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	1242	WD DECK A	0	100	7	29	203.00	SF	10.00	10.00	100	1986	1986	3	20	406	
2	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1986	1986	3	49.5	1,030	
3	0300	BOAT DCK W	0	100	0	0	650.00	SF	40.00	40.00	100	1986	1986	3	20	5,200	
4	0811	CONCRETE B	0	100	0	0	505.00	SF	5.20	5.20	100	1998	1998	3	75	1,970	
5	0858	SCULP CONC	0	100	0	0	501.00	SF	13.00	13.00	100	1997	1997	3	92	5,992	
6	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	100	2000	2000	3	20	144	
7	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2000	2000	3	28	1,456	

LAND DESCRIPTION

TOTAL OB/XF 16,198

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

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Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

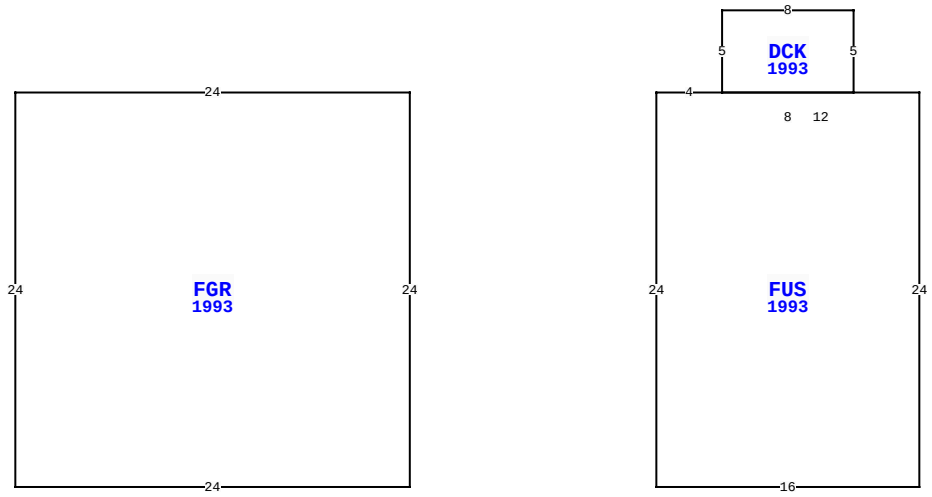
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
DCK	40	10	4	158
FGR	576	55	317	12,533
FUS	384	100	384	15,182
TOTALS	1,000		705	27,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	705	97.0200	48.51	34,200	1986	1986	0	0	0	18.50	81.50

2 ACCESORY U – 100% - 0 Heated Area: 384 HX Base Yr



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GRANTOR:						
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BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 S24 E24 N24$ PTR= E15 FUS=[YR=1993] E4
DCK=[YR=1993] N5 E8 S5 W8$ E12S24 W16 N24$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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