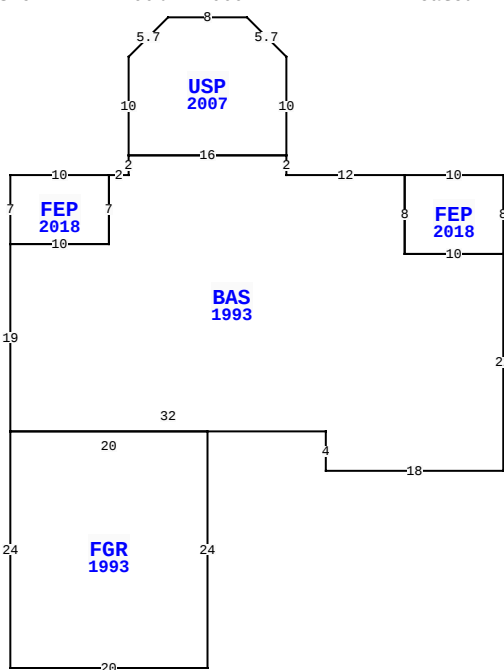
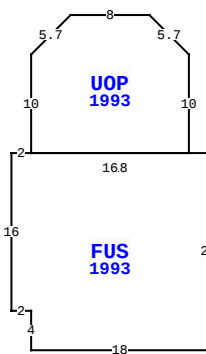


WATSON HARVEY K
97586 PIRATES WAY
YULEE, FL 32097

43-3N-28-509D-0052-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		12	CEDAR 100		0900	01	2,134	121.9365	152.42	325,264	1991	1991	0	0	16.00	84.00	VALUATION BY		STANDARD										
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2000										Heated Area: 1646				HX Base Yr 2000				Tax Group: 4		Tax Dist:				
Roof Cover		03	COMP SHNGL 100																BUILDING MARKET VALUE						273,222				
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE						19,728				
Interior Floor		11	CLAY TILE 50																TOTAL LAND VALUE - MARKET						224,400				
Interior Floor		14	CARPET 50																TOTAL MARKET VALUE						517,350				
Air Condition		03	CENTRAL 100																SOH/AGL Deduction						296,213				
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE						221,137																		
Bedrooms			3 100		TOTAL EXEMPTION VALUE						HX HB WR				55,000														
Bathrooms			2 100		BASE TAXABLE VALUE						166,137																		
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE						517,350																		
Stories		2.	2. 100		NCON VALUE						0																		
Units		00	0 100		INCOME VALUE																								
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE						468,864																		
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	1,254	100	1,254	160,553																									
FEP	70	80	56	7,170																									
FEP	80	80	64	8,194																									
FGR	480	55	264	33,801																									
FUS	392	100	392	50,189																									
UOP	208	20	42	5,378																									
USP	208	30	62	7,938																									
TOTALS		2,692		2,134	273,222																								
EXTRA FEATURES					97586 PIRATES WAY, YULEE										BLD DATE				LGL DATE		06/16/2023		MLU						
															XF DATE				LAND DATE										
															INC DATE				AG DATE										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG CON	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES														
1	0810	CONCRETE A	0 100	0 0	396.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,403															
2	1242	WD DECK A	0 100	24 30	720.00	SF	10.00	10.00	100	1990	1990	3	20	1,440															
3	0300	BOAT DCK W	0 100	0 0	450.00	SF	40.00	40.00	100	2000	2000	3	28	5,040															
4	0351	CARPORT MT	0 100	20 20	400.00	SF	10.00	10.00	100	1998	1998	3	20	800															
5	0811	CONCRETE B	0 100	0 0	1,490.00	SF	5.20	5.20	100	1998	1998	3	75	5,811															
6	0322	BOAT LFT L	0 100	0 0	1.00	UT	1,500.00	1,500.00	100	1998	1998	3	20	300															
7	0311	WD GANG WY	0 100	0 0	14.00	SF	45.00	45.00	100	2005	2005	3	24	151															
8	0303	FLT DOCK W	0 100	15 15	225.00	SF	26.00	26.00	100	2005	2005	3	40	2,340															
9	0303	FLT DOCK W	0 100	9 9	81.00	SF	26.00	26.00	100	2005	2005	3	40	842															
10	0350	CARPORT WD	0 100	12 12	144.00	SF	13.00	13.00	100	2005	2005	3	24	449															
LAND DESCRIPTION					TOTAL OB/XF										18,576														
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	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000												
2	000131	C	SFR CANAL	100		RSF-1	0.00	0.00	0.32	LT		1.00	1.00	1.00	170,000.00	170,000.00	54,400												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 224,400 Market: 0 Agricultural: 0 Common: 224,400 PRINTED 08/06/2024 BY SYS																													

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