LOT 55
PIRATES WOOD # 4 UNR

**WILD KENNETH S JR & KIMBERLY P**
97540 PIRATES WAY
YULEE, FL 32097

**2024**

**43-3N-28-509D-0055-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 50 |
| Exterior Wall | 17 | CB STUCCO 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 70 |
| Roof Cover | 12 | MODULAR MT 30 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 |

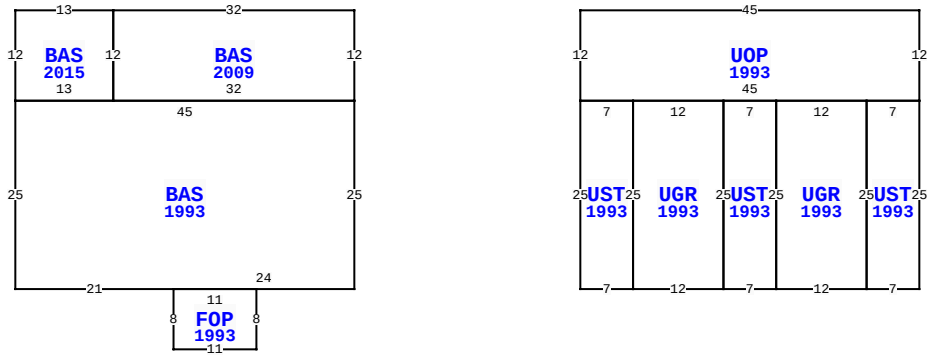
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4032.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,125 | 100 | 1,125 | 144,603 |
| BAS | 384 | 100 | 384 | 49,358 |
| BAS | 156 | 100 | 156 | 20,052 |
| FOP | 88 | 30 | 26 | 3,342 |
| UGR | 300 | 45 | 135 | 17,352 |
| UGR | 300 | 45 | 135 | 17,352 |
| UOP | 540 | 20 | 108 | 13,882 |
| UST | 175 | 45 | 79 | 10,154 |
| UST | 175 | 45 | 79 | 10,154 |
| UST | 175 | 45 | 79 | 10,154 |
| TOTALS | 3,418 | | 2,306 | 296,403 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,306 | 119.5698 | 149.46 | 344,655 | 1973 | 1995 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 1665 HX Base Yr 2023




97540 PIRATES WAY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | 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 | | 302,427 |
| TOTAL MARKET OB/XF VALUE | | 29,120 |
| TOTAL LAND VALUE - MARKET | | 170,000 |
| TOTAL MARKET VALUE | | 501,547 |
| SOH/AGL Deduction | | 25,488 |
| ASSESSED VALUE | | 476,059 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 426,059 |
| TOTAL JUST VALUE | | 501,547 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 462,193 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2503/0907 | 10/04/2021 | WD | Q | I | 01 | 417,500 |
| GRANTOR: JONES JONI & HENRY AB | | | | | | |
| GRANTEE: WILD KENNETH S JR & | | | | | | |
| 1570/0288 | 6/05/2008 | QC | U | I | 01 | 100 |
| GRANTOR: BRANAN THOMAS D | | | | | | |
| GRANTEE: BRANAN JONI J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W32 BAS=[YR=2015] W13 S12 BAS=[YR=1993] S25 E21 FOP=[YR=1993] S8 E11 N8 W11 $ E24 N25 W45 $ E13 N12 $ S12 E32 N12 $ PTR=E30 UOP=[YR=1993] E45 S12 UST=[YR=1993] S25 W7 UGR=[YR=1993] W12 UST=[YR=1993] W7 UGR=[YR=1993] W12 UST=[YR=1993] W7 N25 E7 S25 $ N25 E12 S25 $ N25 E7 S25 $ N25 E12 S25 $ N25 E7 $ W45 N12 $ W30 $ .

## 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 | 0861 | POOL GUNIT | 0 | 100 | 14 | 33 | 462.00 | SF | 85.00 | 85.00 | 100 | 1982 | 1982 | 3 | 20 | 7,854 | |
| 2 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 510.00 | SF | 24.00 | 24.00 | 100 | 1982 | 1982 | 3 | 20 | 2,448 | |
| 3 | 0845 | KOOL DECK | 0 | 100 | 108 | 4 | 432.00 | SF | 7.25 | 7.25 | 100 | 1982 | 1982 | 3 | 38 | 1,190 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 564.00 | SF | 10.00 | 10.00 | 100 | 1988 | 1988 | 3 | 20 | 1,128 | |
| 5 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 3,315.00 | SF | 3.60 | 3.60 | 100 | 1982 | 1982 | 3 | 38 | 4,535 | |
| 6 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1982 | 1982 | 3 | 51.5 | 1,803 | |
| 7 | 0858 | SCULP CONC | 0 | 100 | 0 | 0 | 196.00 | SF | 13.00 | 13.00 | 100 | 2000 | 2000 | 3 | 94 | 2,395 | |
| 8 | 0310 | AL GANG WY | 0 | 100 | 0 | 0 | 16.00 | LF | 115.00 | 115.00 | 100 | 2005 | 2005 | 3 | 24 | 442 | |
| 9 | 0303 | FLT DOCK W | 0 | 100 | 8 | 20 | 160.00 | SF | 26.00 | 26.00 | 100 | 2005 | 2005 | 3 | 40 | 1,664 | |
| 10 | 0803 | ASPHALT C | 0 | 100 | 0 | 0 | 3,880.00 | SF | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 50 | 2,910 | |

TOTAL OB/XF 26,369

## LAND DESCRIPTION

| 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 | 0006 | 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

LOT 55
PIRATES WOOD # 4 UNR

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**2024**

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## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

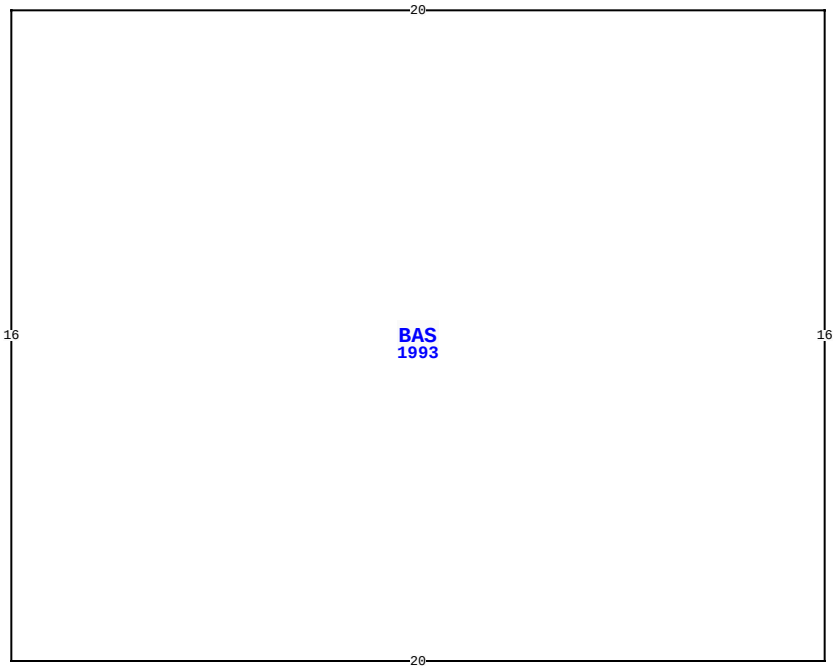
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 06 | CUST PANEL 80 |
| Interior Wall | 05 | DRYWALL 20 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 320 | 100 | 320 | 6,024 |
| TOTALS | 320 | | 320 | 6,024 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 320 | 107.5800 | 37.65 | 12,048 | 1987 | 1987 | 0 | 0 | 0 | 50.00 | 50.00 |

2 GARAGE RES – 100% - 2023 Heated Area: 320 HX Base Yr 2023

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| GRANTEE: WILD KENNETH S JR & | | | | | | |
| 1570/0288 | 6/05/2008 | QC | U | I | 01 | 100 |
| GRANTOR: BRANAN THOMAS D | | | | | | |
| GRANTEE: BRANAN JONI J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W20 S16 E20 N16 $ .

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 608.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 87 | 2,751 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,751

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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