LOTS 58 & 57
IN OR 2671/1073
PIRATES WOOD #4 UNR

GIBBONS GRAHAM STUART & MARCIA JOY
97504 PIRATES WAY
YULEE, FL 32097

**2024**

**43-3N-28-509D-0058-0000**

## BUILDING CHARACTERISTICS

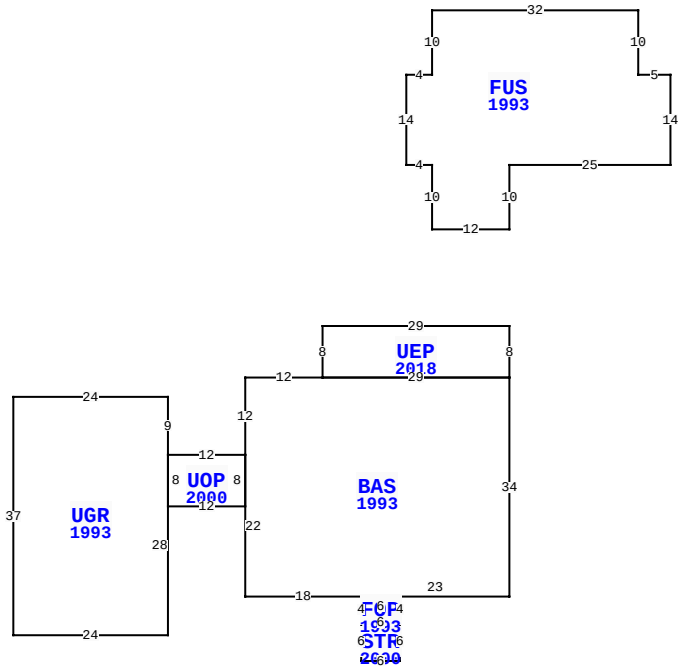
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 60 |
| Interior Wall | 05 | DRYWALL 40 |
| Interior Floo | 09 | PINE WOOD 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 1,394 | 100 | 1,394 | 142,493 |
| FOP | 24 | 30 | 7 | 716 |
| FUS | 1,014 | 100 | 1,014 | 103,650 |
| STR | 36 | 10 | 4 | 409 |
| UEP | 232 | 60 | 139 | 14,208 |
| UGR | 888 | 45 | 400 | 40,887 |
| UOP | 96 | 20 | 19 | 1,942 |
| TOTALS | 3,684 | | 2,977 | 304,305 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,977 | 89.1261 | 111.41 | 331,668 | 1987 | 2012 | 0 | 0 | 0 | 8.25 | 91.75 |

1 SNGL FAM – 100% - 2024 Heated Area: 2408 HX Base Yr 2024




97504 PIRATES WAY, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 304,305 |
| TOTAL MARKET OB/XF VALUE | | 8,872 |
| TOTAL LAND VALUE - MARKET | | 289,000 |
| TOTAL MARKET VALUE | | 602,177 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 602,177 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 552,177 |
| TOTAL JUST VALUE | | 602,177 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 497,223 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P03822 | REMODEL | 3,834 | 01/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2671/1073 | 10/03/2023 | WD | Q | I | 02 | 710,000 |
| GRANTOR: OWEN TAYLOR EASON & M | | | | | | |
| GRANTEE: GIBBONS GRAHAM STUA | | | | | | |
| 2353/0454 | 4/09/2020 | WD | Q | I | 01 | 325,000 |
| GRANTOR: BENNETT THOMAS J | | | | | | |
| GRANTEE: OWEN TAYLOR EASON & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-29,8] W12 S12 S22 E18 E23 N34 W29 $
FUS=[YR=1993;ORIG=25,-25] N14 W5 N10 W32 S10 W4 S14 E4 S10 E12 N10 E25 $
UGR=[YR=1993;ORIG=-53,20] N9 W24 S37 E24 N28 $
UEP=[YR=2018;ORIG=0,0] W29 S8 E29 N8 $
UOP=[YR=2000;ORIG=-41,20] W12 S8 E12 N8 $
STR=[YR=2000;ORIG=-23,46] S6 E6 N6 W6 $
FOP=[YR=1993;ORIG=-23,42] S4 E6 N4 W6 $
.

## 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 | 16 | 10 | 160.00 | SF | 10.00 | 10.00 | 100 | 1989 | 1989 | 3 | 20 | 320 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 10 | 15 | 150.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 52 | 507 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 14 | 12 | 168.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 336 | |
| 4 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,419.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 80 | 5,903 | |
| 5 | 0803 | ASPHALT C | 0 | 100 | 0 | 0 | 1,806.00 | SF | 2.00 | 2.00 | 100 | 2001 | 2001 | 3 | 50 | 1,806 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,872

| 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 | 2.00 | LT | | 1.00 | 1.00 | 0.85 | 170,000.00 | 144,500.00 | 289,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 289,000 Market: 0 Agricultural: 0 Common: 289,000 PRINTED 08/06/2024 BY SYS