LOTS 61 62 & 63
IN OR 509 PG 510
PIRATES WOOD 4 UNR

TURNER JUANITA D L/E/
97448 PIRATES WAY
YULEE, FL 32097

2024

43-3N-28-509D-0061-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

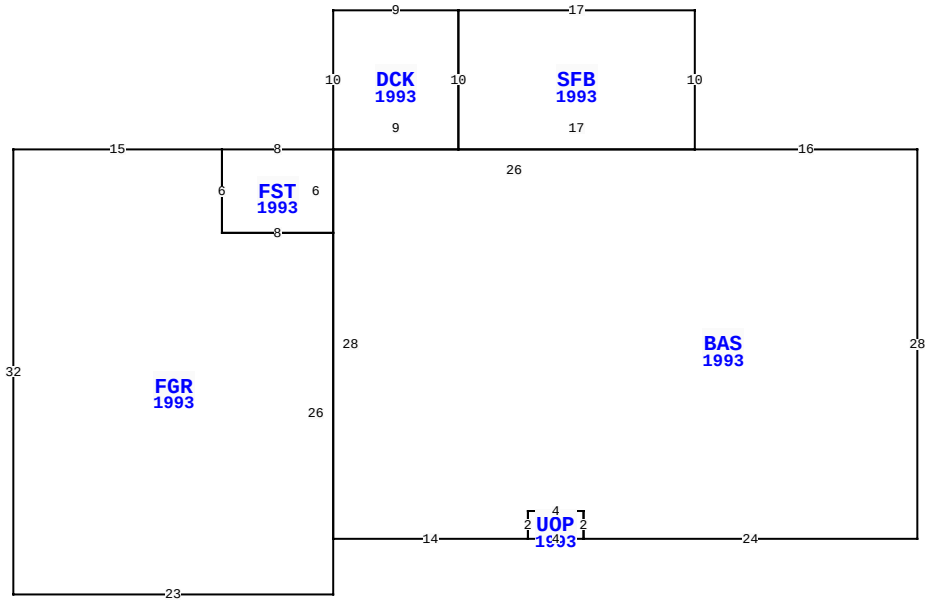
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100	1,168	137,443
DCK	90	10	9	1,059
FGR	688	55	378	44,480
FST	48	55	26	3,059
SFB	170	80	136	16,004
UOP	8	20	2	235
TOTALS	2,172		1,719	202,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,719	145.9500	182.44	313,614	1972	1972	0	0	0	35.50	64.50

1 SNGL FAM – 0% - 2024 Heated Area: 1304 HX Base Yr



97448 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	202,281
TOTAL MARKET OB/XF VALUE	1,013
TOTAL LAND VALUE - MARKET	433,500
TOTAL MARKET VALUE	636,794
SOH/AGL Deduction	0
ASSESSED VALUE	636,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	636,794
TOTAL JUST VALUE	636,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	595,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2719/634	6/12/2024	LE	U	I	11	100
GRANTOR: TURNER JUANITA D						
GRANTEE: GAINEY DENISE A						
2691/1526	1/26/2024	FJ	U	I	11	0
GRANTOR: JONES NANCY L EST						
GRANTEE: TURNER JUANITA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 SFB=[YR=1993] N10 W17 DCK=[YR=1993] W9 S10 FST=[YR=1993] W8 FGR=[YR=1993] W15 S32 E23 N26 W8 N6 $ S6 E8 N6 $ E9 N10 $ S10 E17 $ W26 S28 E14 UOP=[YR=1993] E4 N2 W4 S2 $ N2 E4 S2 E24 N28 $.

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	0810	CONCRETE A	0	0	0	0	280.00	SF	6.50	6.50	100	1980	1980	3	32.5	592	
2	1127	BRICK 8"	0	0	0	0	58.00	SF	11.00	11.00	100	1975	1975	3	66	421	

LAND DESCRIPTION

TOTAL OB/XF 1,013

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	0		RSF-1	0.00	0.00	3.00	LT		1.00	1.00	0.85	170,000.00	144,500.00	433,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 433,500 Market: 0 Agricultural: 0 Common: 433,500 PRINTED 08/06/2024 BY SYS