

LOT 64
IN OR 575 PG 87
PIRATES WOOD #4 UNR

JOHNSON J LAWSON
PO BOX 1194
YULEE, FL 32041-1194

2024

43-3N-28-509D-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

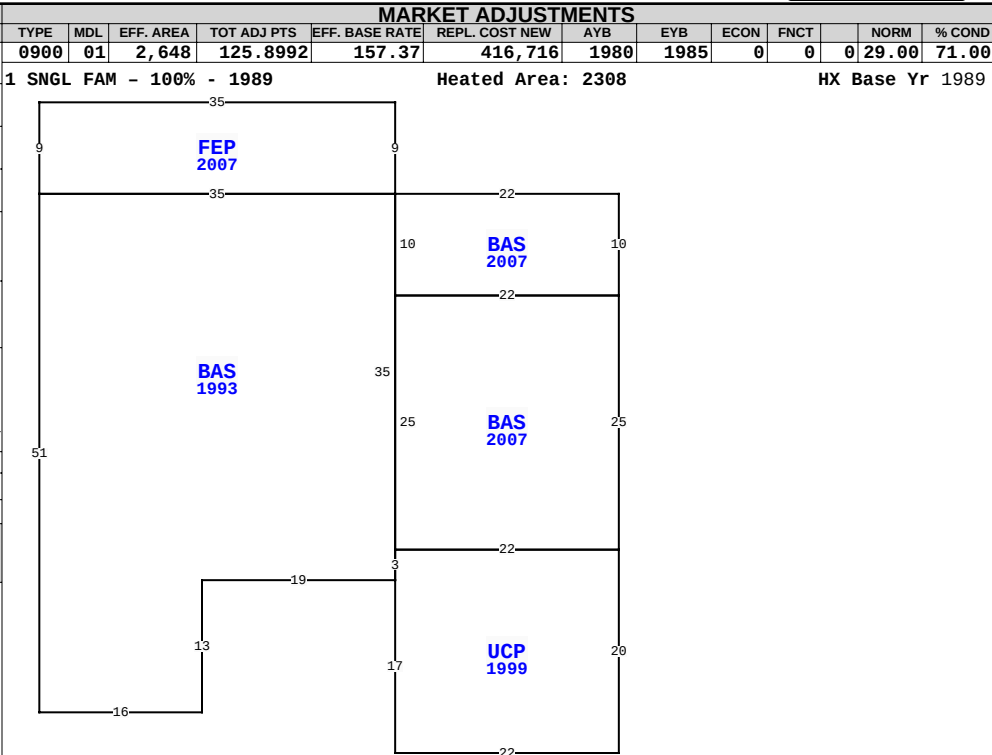
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	1,538	171,845
BAS	220	100	220	24,581
BAS	550	100	550	61,453
FEP	315	80	252	28,156
UCP	440	20	88	9,833

TOTALS	3,063		2,648	295,868
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	
2	0300	BOAT DCK W	0	100	0	0	650.00	SF	40.00	40.00	
3	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	
4	0303	FLT DOCK W	0	100	24	8	192.00	SF	26.00	26.00	
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000131	C	SFR CANAL	100		RSF-1	0.00	0.00	1.00	LT	



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

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
1	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,115	
2	0300	BOAT DCK W	0	100	0	0	650.00	SF	40.00	40.00	100	2001	2001	3	29	7,540	
3	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	100	2005	2005	3	24	173	
4	0303	FLT DOCK W	0	100	24	8	192.00	SF	26.00	26.00	100	2005	2005	3	40	1,997	
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2005	2005	3	24	480	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	24	360	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000131	C	SFR CANAL	100		RSF-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											295,868
TOTAL MARKET OB/XF VALUE											11,665
TOTAL LAND VALUE - MARKET											170,000
TOTAL MARKET VALUE											477,533
SOH/AGL Deduction											283,597
ASSESSED VALUE											193,936
TOTAL EXEMPTION VALUE											55,000
BASE TAXABLE VALUE											138,936
TOTAL JUST VALUE											477,533
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											417,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
0575/0087	7/24/1989	PR U	I	01		100					
GRANTOR:											
GRANTEE:											
0232/0633	2/01/1977	WD U	V			8,500					
GRANTOR:											
GRANTEE:											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W35 S51 E16 N13 E19 UCP=[YR=1999] S17 E22 N20 W22 S3 \$ N3 BAS=[YR=2007] E22 N25 BAS=[YR=2007] N10 W22 S10E22\$ W22S25\$ N35\$ FEP=[YR=2007] N9 W35 S9E35\$.											