LOT 66
IN OR 825/1609
PIRATES WOOD 4 UNR

YATES VICTOR F & MARY C
97390 PIRATES WAY
YULEE, FL 32097

2024

43-3N-28-509D-0066-0000

BUILDING CHARACTERISTICS

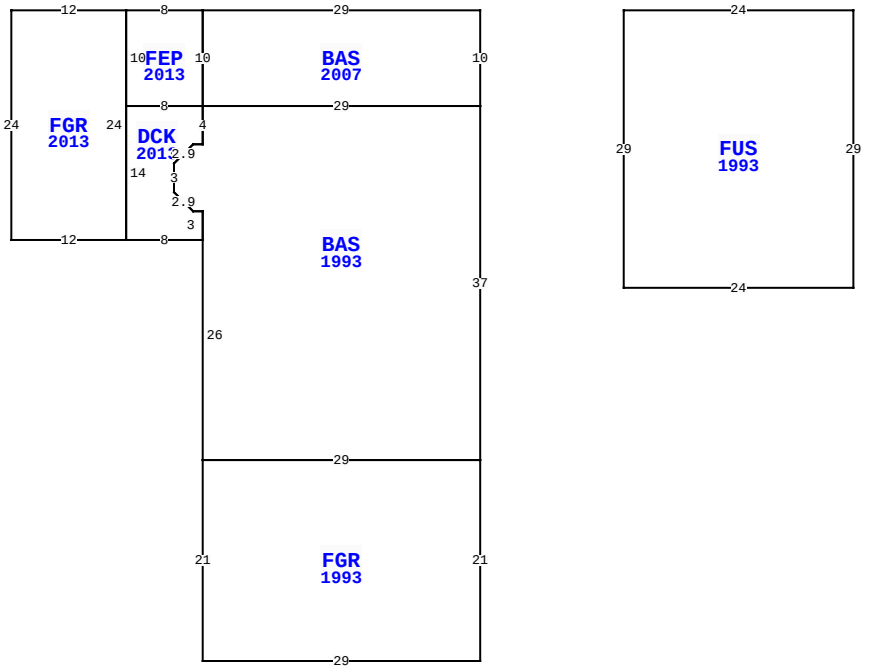
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,090	100	1,090	137,041
BAS	290	100	290	36,460
DCK	95	10	10	1,258
FEP	80	80	64	8,046
FGR	609	55	335	42,118
FGR	288	55	158	19,865
FUS	696	100	696	87,505
TOTALS	3,148		2,643	332,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,643	120.4560	150.57	397,957	1985	1990	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1999 Heated Area: 2076 HX Base Yr 1999



97390 PIRATES WAY, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0811	CONCRETE B	0	100	0	0	1,807.00	SF	5.20	5.20	100	1990	1990	3	59.5	5,591	
3	0300	BOAT DCK W	0	100	0	0	995.00	SF	40.00	40.00	100	1990	1990	3	20	7,960	
4	1242	WD DECK A	0	100	0	0	925.00	SF	10.00	10.00	100	1990	1990	3	20	1,850	
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1990	1990	3	20	1,000	
6	0812	CONCRETE C	0	100	0	0	1,763.00	SF	4.00	4.00	100	2000	2000	3	79	5,571	
7	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2000	2000	3	20	300	
8	0310	AL GANG WY	0	100	0	0	18.00	LF	115.00	115.00	100	2000	2000	3	20	414	
9	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2000	2000	3	28	1,165	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		332,294
TOTAL MARKET OB/XF VALUE		25,881
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		528,175
SOH/AGL Deduction		295,877
ASSESSED VALUE		232,298
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,298
TOTAL JUST VALUE		528,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B970623	REPAIR/RRF	2,200	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0825/1609	3/11/1998	WD	Q	I		149,000
GRANTOR: FUTCH LAWRENCE E & MU						
GRANTEE: YATES VICTOR & MARY						
0399/0494	9/01/1983	WD	Q	V		11,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W29FEP=[YR=2013] W8 FGR=[YR=2013] W12 S24 E12 DCK=[YR=2013] E8 N3 W1 U2 L2 N3 U2 R2 E1 N4 W8 S14 $ N24$ S10 E8 N10$ S10 BAS=[YR=1993] S4 W1 D2 L2 S3 D2 R2 E1S26 FGR=[YR=1993] S21 E29 N21 W29$ E29 N37 W29$ E29 N10$ PTR=E15 FUS=[YR=1993] E24 S29 W24 N29$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 25,881

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	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