LOT 67
IN OR 299 PG 358
PIRATES WOOD 4 UNR

BERRYHILL ALMA F EST/ARNOLD HUGH D & BONNIE B
PO BOX 524
NAHUNTA, GA 31553

2024

43-3N-28-509D-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

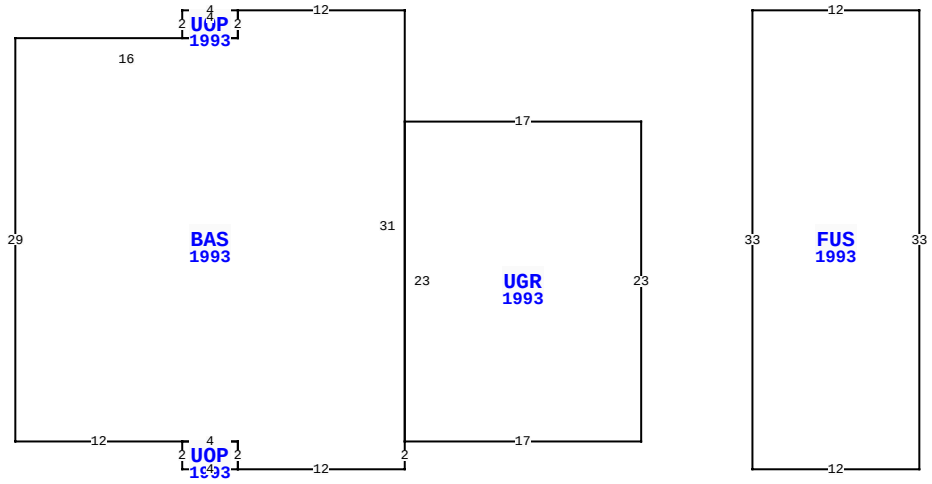
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	860	100	860	103,640
FUS	396	100	396	47,723
UGR	391	45	176	21,210
UOP	8	20	2	241
UOP	8	20	2	241
TOTALS	1,663		1,436	173,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,436	119.0280	148.78	213,648	1976	1976	0	0	0	19.00	81.00

1 SNGL FAM – 0% - 0 Heated Area: 1256 HX Base Yr



97376 PIRATES WAY, YULEE

BLD DATE		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	173,055
TOTAL MARKET OB/XF VALUE	3,941
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	346,996
SOH/AGL Deduction	87,320
ASSESSED VALUE	259,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,676
TOTAL JUST VALUE	346,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5025	REPAIR/RRF	4,500	07/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0299/0358	9/01/1979	WD	U	I		56,800
GRANTOR:						
GRANTEE:						
0154/0536	1/01/1973	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UOP=[YR=1993] W4 S2 E4N2 $ S2 W16 S29 E12 UOP=[YR=1993] S2 E4 N2W4$ E4 S2 E12 N2 UGR=[YR=1993] E17 N23 W17S23$ N31$ PTR=E25 FUS=[YR=1993] E12 S33 W12 N33$ W25$.

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	0811	CONCRETE B	0	0	0	0	1,278.00	SF	5.20	5.20	100	1980	1980	3	32.5	2,160	
2	0300	BOAT DCK W	0	0	0	0	265.00	SF	24.00	24.00	100	2000	2000	3	28	1,781	

LAND DESCRIPTION

TOTAL OB/XF 3,941

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	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