

LOT 68 & E1/2 OF LOT 69
IN OR 802/408
FPL ESMT IN OR 966/425

POTEAT SHIRLEY A
97358 PIRATES WAY
YULEE, FL 32097

2024

43-3N-28-509D-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,857	100	1,857	243,414
FGR	552	55	304	39,848
FOP	63	30	19	2,490
FSP	548	40	219	28,706
TOTALS	3,020		2,399	314,459

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,238.00	SF	4.00	4.00	
2	0300	BOAT DCK W	0	100	0	0	416.00	SF	40.00	40.00	
3	0920	CWALL-WD/M	0	100	0	0	50.00	LF	390.00	390.00	

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	1.50	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,399	117.8205	147.28	353,325	2001	2001	0	0	0 11.00	89.00
1 SNGL FAM - 100% - 2003 Heated Area: 1857 HX Base Yr 2003											
97358 PIRATES WAY, YULEE											

97358 PIRATES WAY, YULEE				XF DATE						LAND DATE		06/16/2023	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,238.00	SF	4.00	4.00	100	2001	2001	3	80	3,962				
416.00	SF	40.00	40.00	100	2001	2001	3	29	4,826				
50.00	LF	390.00	390.00	100	2005	2005	3	24	4,680				

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										314,459	
TOTAL MARKET OB/XF VALUE										13,468	
TOTAL LAND VALUE - MARKET										216,750	
TOTAL MARKET VALUE										544,677	
SOH/AGL Deduction										289,421	
ASSESSED VALUE										255,256	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										205,256	
TOTAL JUST VALUE										544,677	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										488,549	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007186	NEW CONSTR	120,169	06/01/2000
984354	TEMP POLE	0	05/01/1998
95-2025	TEMP POLE	0	08/01/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0802/0408	8/06/1997	WD	U	V	09	46,500			
GRANTOR:HINSON JAMES W JR & E									
GRANTEE:POTEAT SHIRLEY A									
0531/0074	11/13/1987	MS	U	V		30,000			
GRANTOR:LAVENDER WM & JORENE									
GRANTEE:HINSON JAMES JR & E									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2001] W14 N14 W19 S14 W14 S6 BAS=[YR=2001] S48 E14 FOP=[YR=2001] E9 FGR=[YR=2001] S9 E24 N23 W24 S14 \$ N7 W9 S7 \$ N7 E9 N7 E24 N34 W47 \$ E47 N6 \$.											