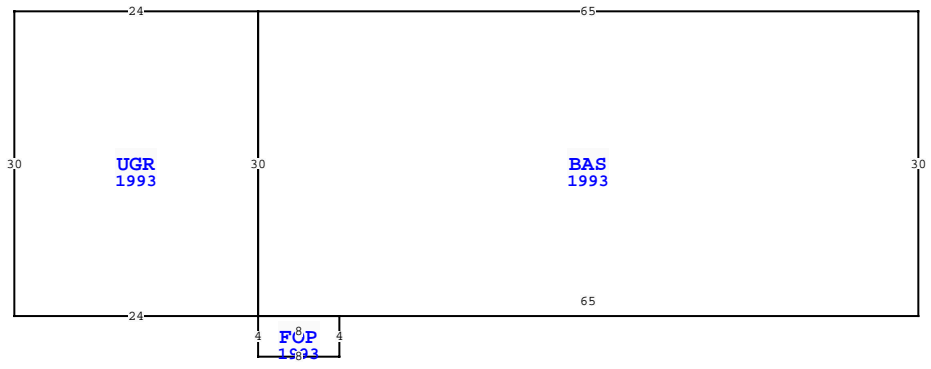


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,284	103.5174	129.40	295,550	1976	1976	0	0	23.50	76.50		
1 SNGL FAM - 100% - 1977 Heated Area: 1950 HX Base Yr 1977													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			226,096
TOTAL MARKET OB/XF VALUE			8,728
TOTAL LAND VALUE - MARKET			229,500
TOTAL MARKET VALUE			464,324
SOH/AGL Deduction			247,657
ASSESSED VALUE			216,667
TOTAL EXEMPTION VALUE	HX HB WX	55,000	
BASE TAXABLE VALUE			161,667
TOTAL JUST VALUE			464,324
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			418,467

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	1,950	100	1,950	193,032
FOP	32	30	10	990
UGR	720	45	324	32,073
TOTALS	2,702		2,284	226,096

97318 PIRATES WAY, YULEE

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

EXTRA FEATURES																
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	38	1,330	
2	0810	CONCRETE A	0 100	30	12	640.00	SF	6.50	6.50	100	1983	1983	3	41	1,706	
3	1123	CB 8"	0 100	175	6	1,050.00	SF	3.08	3.08	100	1983	1983	3	41	1,324	
4	0510	GARAGE WD-	0 100	24	26	624.00	SF	35.00	35.00	100	1992	1992	3	20	4,368	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00291	REPAIR/RRF	4,300	12/01/2000
8514	GARAGE	11,108	11/19/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0223/0120	1/01/1976	WD Q	Q	V		6,300
GRANTOR:						
GRANTEE:						
0121/0694	1/01/1972	WD Q	Q	V		10,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W65 UGR=[YR=1993] W24 S30 E24 N30\$ S30 FOP=[YR=1993] S4 E8 N4 W8\$ E65 N30\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 8,728																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							
2	000131	C	SFR CANAL	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.35	170,000.00	59,500.00	59,500							