

LOT 75
IN OR 879/760
PIRATES WOOD #4 UNR

DOUGLAS DAVID ALLEN
97248 PIRATES WAY
YULEE, FL 32097

2024

43-3N-28-509D-0075-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 60
Interior Wall	05	DRYWALL 40
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
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	06	Quality Level 06
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	1,794	100	1,794	116,314
FSP	84	40	34	2,205
FUS	650	100	650	42,143
UGR	650	45	292	18,932
TOTALS	3,178		2,770	179,593

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0825	BRICK	0 100	0	0	160.00	SF	12.50	12.50	100	1986
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983
3	0810	CONCRETE A	0 100	25	25	625.00	SF	6.50	6.50	100	1991
4	0811	CONCRETE B	0 100	0	0	750.00	SF	5.20	5.20	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,770	93.3984	88.73	245,782	1983	1983	0	0	26.93	73.07
1 SINGLE FAM - 100% - 1999 Heated Area: 2444 HX Base Yr 1999											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

TOTAL OB/XF											
8,974											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				179,593			
TOTAL MARKET OB/XF VALUE				8,974			
TOTAL LAND VALUE - MARKET				100,000			
TOTAL MARKET VALUE				288,567			
SOH/AGL Deduction				148,448			
ASSESSED VALUE				140,119			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				90,119			
TOTAL JUST VALUE				288,567			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				281,043			