

STARR NANCY
97098 PIRATES POINT RD
YULEE, FL 32097

00-00-31-1800-0215-01A2

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall30VINYL 70
Exterior Wall19COMMON BRK 30
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor13LVT/LAMNT 80
Interior Floor11CLAY TILE 20
Air Condition03CENTRAL 100
Heating Type Bedrooms04AIR DUCTED 100

Bedrooms4 100

Bathrooms1.5 100

Frame Stories Units03MASONRY 100
2. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREAMARKET VALUE

BAS1,19010019931,19068,658

BAS12810020051287,385

FOP210301993633,635

FUS928100199392853,542

UGR200451993905,192

UST2874519931297,443

TOTALS2,9432,528145,855

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAP L WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A001010100.00SF6.506.5010019561956320130

20940SHEDS/PORTE0010880.00SF30.0030.0010020082008331744

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTH TOT LND UTSUNIT TYPEDTDPHT FACT% CONDDOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECL FRZYR CONSRV

1000100CRES00006R-243.00100.0043.00FF1.001.001.002,700.002,700.00116,100

REVIEW DATE12/13/2022BY TWTotal Acres: 0.00Total Land Value: 116,100Market: 0Agricultural: 0Common: 116,100PRINTED 07/30/2025 BY SYS

MARKEEADJUSTMEENTS

TYPEDMDLEFF. AREATOT ADJ PSEFF. BASE RATEEPL. COST NEWAYBEYBECONFNCTPDNORM% COND

0100012,52896.163296.16243,0921956195606030.1860.00

SINGLE FAM - 0% - 0Heated Area: 2246HX Base Yr

Area Diagram:

Diagram showing various lots labeled BAS 1993, FUS 1993, UGR 1993, FOP 1993, and UST 1993.

NASSAU COUNTY PROPERTY PAGE 1 of 12

VALUATION SUMMARY

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE145,855

TOTAL MARKET OB/XF VALUE874

TOTAL LAND VALUE - MARKET116,100

TOTAL MARKET VALUE262,829

SOH/AGL Deduction5,270

ASSESSED VALUE257,559

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE257,559

TOTAL JUST VALUE262,829

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE234,145

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSN CD SALE PRICE

2091/121712/21/2016SWUU I1282,500

GRANTOR: LANSDOWNE MORTGAGE LL

GRANTEE: STARR NANCY

2057/17866/27/2016CTUU I1815,600

GRANTOR: CLERK OF COURT

GRANTEE: LANSDOWNE MORTGAGE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 BAS=[YR=1993] W25 S5 UST=[YR=1993] W7 S41 E7 UGR=[YR=1993] E1 FOP=[YR=1993] S7 E30 N7 W30 \$ E9 N20 W10 S20 \$ N41 \$ S21 E10 S20 E23 N30 W8 N16\$ S16 E8 N16 \$ PTR=W E15 FUS=[YR=1993] E32 S29 W32 N29 \$ W15 \$.