

LOT 32
IN OR 689 PG 636
PIRATES WOOD 1 UNR

MCKENDREE BARRY B & DANIELLE G
97059 JOSE GASPAR WAY
YULEE, FL 32097

2025

43-3N-28-509A-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	1993	952	84,549
BAS	216	100	2013	216	19,183
BAS	456	100	2013	456	40,498
UDU	462	55	1993	254	22,558
TOTALS	2,086			1,878	166,788

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0825	BRICK	0	100	3	20	60.00	SF	12.50	12.50	
2	0810	CONCRETE A	0	100	0	0	204.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	100	0	0	2,300.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	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
0900	01	1,878	90.3070	119.21	223,876	1970	1990	0	0	25.50	74.50
1 SNGL FAM - 100% - 1994 Heated Area: 1624 HX Base Yr 1994											
BAS 1993 BAS 2013 BAS 2013 UDU 1993											
97059 JOSE GASPAR WAY, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		166,788	
TOTAL MARKET OB/XF VALUE		9,463	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		276,251	
SOH/AGL Deduction		177,968	
ASSESSED VALUE		98,283	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		42,561	
TOTAL JUST VALUE		276,251	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		245,667	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4202	CARPORT	5,100	06/29/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0689/0636	9/29/1993	WD	Q	I		52,000	
GRANTOR: CARMAN ROBT & MARSHA							
GRANTEE: MCKENDREE BARRY & D							
0409/0061	1/01/1984	WD	Q	I		30,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W24 BAS=[YR=1993] W34 S28 E34 BAS=[YR=2013] E24 N19 W24 S19 \$ N28 \$ S9 E24 N9 \$ PTR= E15 UDU=[YR=1993] E22 S21 W22 N21 \$ W15 \$.											