

LOT 33
IN OR 2702/1981
PIRATES WOOD #1 UNR

BOGUN FAMILY TRUST/BOGUN OLIVER ECKHARD MICHAEL CO
97087 JOSE GASPER WAY
YULEE, FL 32097

2025

43-3N-28-509A-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,843	100
FGR	600	55
FOP	254	30
FOP	260	30
TOTALS	2,957	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,327	103.2822	163.19	379,743	2003	2003	0	0	10.25	89.75	
1 SFR CUST - 100% - 2023				Heated Area: 1843				HX Base Yr 2023				

The diagram shows a floor plan with three main areas labeled in blue: FGR 2003, BAS 2003, and FOP 2003. The FGR 2003 area is at the top, with a width of 25 and a height of 24. The BAS 2003 area is at the bottom left, with a width of 36 and a height of 62. The FOP 2003 area is at the bottom right, with a width of 33 and a height of 7. The diagram includes various dimensions for walls and openings, such as 10, 15, 19, 18, 8, 13, 12, 7, 3, 5, 4, 15, 3, 5, 3, 15, 7, 3, 5,