

LOT 62
IN OR 2406/1738
PIRATES WOOD 1 UNR

MILTON DARREN W & PAULA MARIE
97037 LANDING TRL
YULEE, FL 32097

2025

43-3N-28-509A-0062-0000



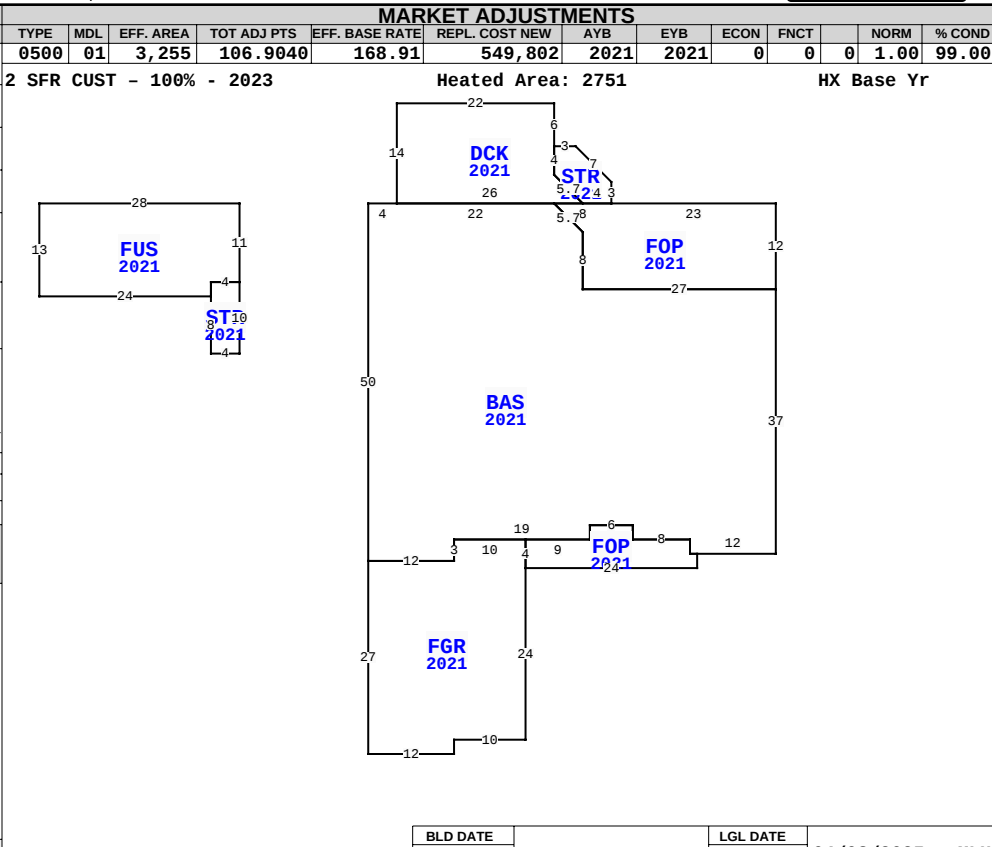
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,395	100	2021	2,395	400,494
DCK	316	10	2021	32	5,351
FGR	604	55	2021	332	55,517
FOP	106	30	2021	32	5,351
FOP	332	30	2021	100	16,722
FUS	356	100	2021	356	59,531
STR	40	10	2021	4	669
STR	44	10	2021	4	669
TOTALS	4,193			3,255	544,304

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	876.00	SF	40.00	40.00	
2	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	
3	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	
5	0350	CARPORT WD	0	100	29	12	348.00	SF	13.00	13.00	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	
7	0855	CONC PAVER	0	100	0	0	1,328.00	SF	10.00	10.00	
8	0855	CONC PAVER	2	100	0	0	1,349.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000131	C	RES CREEK	100	0006	RSF-1	81.00	380.00	1.00	LT	



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		622,363	
TOTAL MARKET OB/XF VALUE		73,352	
TOTAL LAND VALUE - MARKET		520,000	
TOTAL MARKET VALUE		1,215,715	
SOH/AGL Deduction		212,186	
ASSESSED VALUE		1,003,529	
TOTAL EXEMPTION VALUE		13	1,003,529
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,215,715	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,012,460	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017336	NEW CONSTR	147,422	11/22/2022
22017337	GARAGE	35,101	11/22/2022
C2100136	CO ISSUED	0	09/23/2021
B2100136	NEW CONSTR	373,718	01/12/2021
B18??	DEMOLITION	0	03/01/2018
6965	ADDITION	17,640	01/29/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2406/1738	11/02/2020	QC	U	V	11
GRANTOR: MILTON DARREN WARREN					
GRANTEE: MILTON DARREN W & P					
1959/1363	1/22/2015	SW	U	I	12
GRANTOR: COMPASS BANK					
GRANTEE: MILTON DARREN WARRE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2021] W23 STR=[YR=2021] N3 U5 L5 W3 DCK=[YR=2021] N6 W22 S14 BAS=[YR=2021] W4 S50 FGR=[YR=2021] S27 E12 N2 E10 N24 FOP=[YR=2021] E24 N2 W1 N2 W8 N2 W6 S2 W9 S4\$ N4 W10 S3 W12\$ E12 N3 E19 N2 E6 S2 E8 S2 E12 N37 W27 N8 U4 L4 W22\$ E26 U4 L4 N4\$ S4 D4 R4 E4\$ W8 D4 R4 S8 E27 N12\$ PTR= W75 FUS=[YR=2021] W28 S13 E24 STR=[YR=2021] S8 E4 N10 W4 S2\$ N2 E4 N11\$ E75 \$.											

LAND DESCRIPTION										TOTAL OB/XF										73,352									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000131	C	RES CREEK	100	0006	RSF-1	81.00	380.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000												
REVIEW DATE		11/09/2023		BY DJ		Total Acres: 0.00			Total Land Value: 520,000			Market: 0			Agricultural: 0			Common: 520,000			PRINTED 07/30/2025 BY SYS								

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