LOT 60 OR 349 PG 523
PIRATES WOOD 2 UNR

MCMAHAN JOHN T
97639 PIRATES POINT ROAD
YULEE, FL 32097

2025

43-3N-28-509B-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

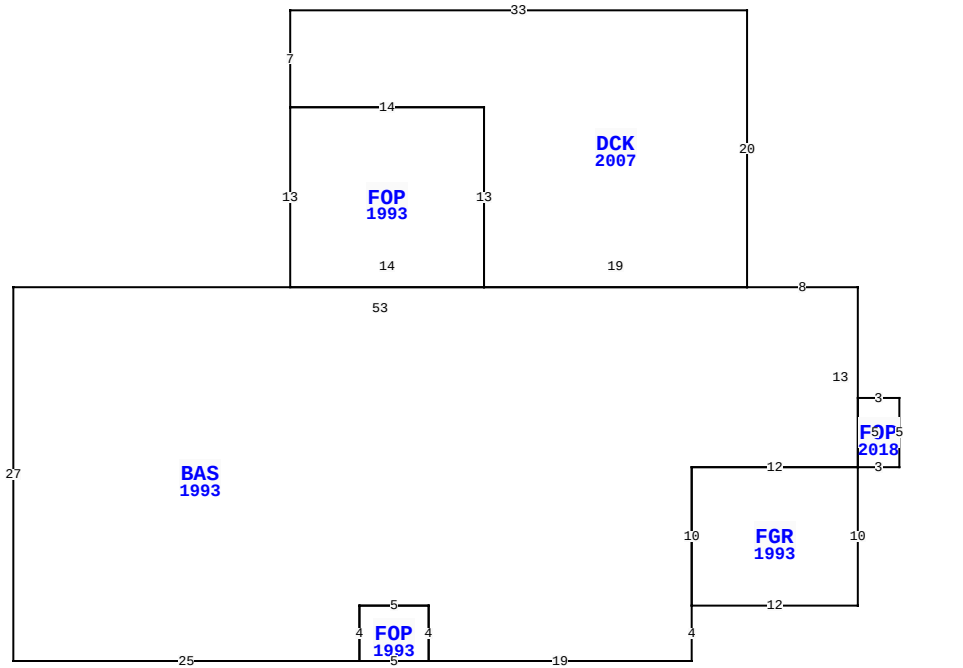
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,459	100	1993	1,459	191,669
DCK	478	10	2007	48	6,306
FGR	120	55	1993	66	8,671
FOP	20	30	1993	6	788
FOP	182	30	1993	55	7,225
FOP	15	30	2018	4	525
TOTALS	2,274			1,638	215,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,638	119.1870	157.33	257,707	1971	1991	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 1982 Heated Area: 1459 HX Base Yr 1982



97639 PIRATES POINT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,185
TOTAL MARKET OB/XF VALUE		2,332
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		317,517
SOH/AGL Deduction		226,536
ASSESSED VALUE		90,981
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		35,259
TOTAL JUST VALUE		317,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0349/0523	12/01/1981	WD	Q	I		40,000
GRANTOR:						
GRANTEE:						
0283/0215	1/01/1979	WD	U	I		26,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 DCK=[YR=2007] N20 W33 S7 FOP=[YR=1993] S13 E14 N13 W14$ E14 S13 E19$ W53 S27 E25 FOP=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E19 N4 FGR=[YR=1993] E12 N10 FOP=[YR=2018] E3 N5 W3 S5$ W12 S10$ N10 E12 N13 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0820	WOOD WALK	0	100	22	3	66.00	SF	11.75	11.75	100	1975	1975	3	40	310	
2	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	27	1,350	
3	0855	CONC PAVER	0	100	20	4	80.00	SF	10.00	10.00	100	2005	2005	3	84	672	

LAND DESCRIPTION

TOTAL OB/XF 2,332

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS