

LOT 23
IN OR 2782/1943
PIRATES WOOD 3 UNR

FRINT FAY N & KENNETH L L/E/
97383 PIRATES POINT ROAD
YULEE, FL 32097

2025

43-3N-28-509C-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 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			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	1,934	100	2004	1,934	287,748
FGR	795	55	2004	437	65,018
FOP	52	30	2004	16	2,381
FSP	422	40	2004	169	25,145
TOTALS	3,203			2,556	380,292

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,788.00	SF	4.00
2	0911	SCRN RM A	0	100	27	38	1,026.00	SF	17.50
3	0861	POOL GUNIT	0	100	29	13	377.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	649.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,556	110.7840	175.04	447,402	2004	2004	0	0	0 15.00	85.00
1 SFR CUST - 100% - 2005											
Heated Area: 1934											
HX Base Yr 2005											

BLD DATE			03/03/2023	NW	LGL DATE	
XF DATE					LAND DATE	06/16/2023
INC DATE					AG DATE	MLU

TOTAL OB/XF									
27,186									

Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		380,292	
TOTAL MARKET OB/XF VALUE		27,186	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		507,478	
SOH/AGL Deduction		313,061	
ASSESSED VALUE		194,417	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		143,695	
TOTAL JUST VALUE		507,478	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		417,155	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414184	REMODEL	9,375	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2782/1943	3/31/2025	LE	U	I	11
GRANTOR: FRINT FAY & KENNETH					
GRANTEE: FRINT JOSEPH H					
1203/1972	1/27/2004	WD	Q	V	
GRANTOR: BLAKE DEAN					
GRANTEE: FRINT FAY N & KENNE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W12 N1 FSP=[YR=2004] N14 W30 S15 E18 N1 E2 N2 E8 S2 E2\$ W2 N2 W8 S2 W2 S1 W34 S34 E14 FOP=[YR=2004] S2 E10 N3 W2 N4 W6 S5 W2\$ E2 N5 E6 S4 E14 FGR=[YR=2004] S34 E10 S1 E13 N35 W23\$ E22 N33\$.									

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