

BLAKE CHRISTOPHER T/MOBLEY RHONDA LYNN
97289 PIRATES POINT ROAD
YULEE, FL 32097

43-3N-28-509C-0028-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units	0	0 100			
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	1,232	100	1994	1,232	137,166
FDG	900	60	1994	540	60,122
FEP	220	80	1994	176	19,596
FOP	352	30	1994	106	11,802
FUS	792	100	1994	792	88,178
STR	40	10	2018	4	445
UCP	810	20	1997	162	18,036
UOP	220	20	1994	44	4,898
UOP	352	20	1994	70	7,794
UST	360	45	2018	162	18,036
TOTALS	5,278			3,288	366,075
EXTRA FEATURES					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,288	98.9368	130.60	429,413	1994			0	0	14.75	85.25
1 SNGL FAM - 100% - 1995												
Heated Area: 2024												
HX Base Yr 1995												

UST
2018

UCP
1997

FDG
1994

FEP
1994

UOP
1994

FUS
1994

FOP
1994

BLD DATE

03/03/2023

NW

LGL DATE

06/16/2023

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	366,075
TOTAL MARKET OB/XF VALUE	5,665
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	541,740
SOH/AGL Deduction	297,616
ASSESSED VALUE	244,124
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	193,402
TOTAL JUST VALUE	541,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	524,462

PERMIT NUM

DESCRIPTION

AMT

ISSUED

R1801388

REPAIR/RRF

5,800

02/01/2018

974387

XFOB

16,890

10/01/1997

8591

NEW CONSTR

113,106

01/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0665/0849	8/21/1992	WD	Q	V		15,000

GRANTOR: STODDARD ALBERT & P

GRANTEE: BLAKE C & MOBLEY R

0510/0791

2/16/1987

WD

Q

V

7,500

GRANTOR: MORRISON JIMMY & J B

GRANTEE: STODDARD ALBERT & P

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W22 FEP=[YR=1994] W22 S10 BAS=[YR=1994] S28 UOP=[YR=1994] S8 E17 STR=[YR=2018] S4 E10 N4 W10\$ E27 N8 W44\$ E44 N28 W44\$ E22 N10\$ S10 E22 N10\$ PTR=E15 FUS=[YR=1994] E44 S18 FOP=[YR=1994] S8 W44 N8 E44\$ W44 N18\$ W15\$ PTR=N20 E15 FDG=[YR=1994] N30UCP=[YR=1997] N27 E30 S27 W30\$ E30 S30 W30\$ S20 W15\$ PTR= N35 W10 UST=[YR=2018] W30 S12 E30 N12\$ E10 S35\$.

LAND DESCRIPTION

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	000100	C	RES	100		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.85	100,000.00	85,000.00	170,000							

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 170,000

Market: 0

Agricultural: 0

Common: 170,000

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