LOT 30
IN OR 776/859
PIRATES WOOD 3 UNR

WARREN JAMES P & ROZLYN C
97259 PIRATES POINT RD
YULEE, FL 32097

2025

43-3N-28-509C-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

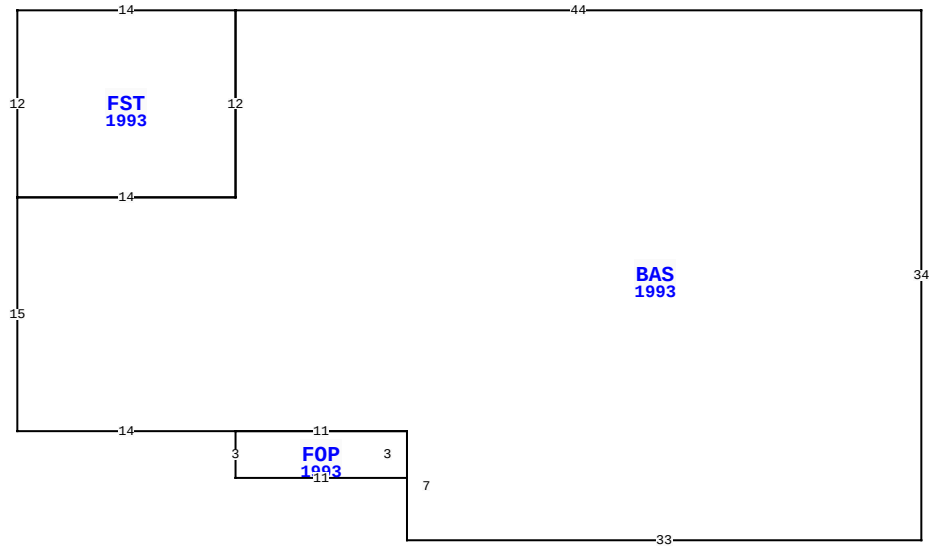
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,629	100	1993	1,629	187,837
FOP	33	30	1993	10	1,153
FST	168	55	1993	92	10,609
TOTALS	1,830			1,731	199,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,731	100.7000	132.92	230,085	1987	1997	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 1997 Heated Area: 1629 HX Base Yr 1997



97259 PIRATES POINT RD, YULEE

BLD DATE	04/30/2008 RK	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		199,599
TOTAL MARKET OB/XF VALUE		2,856
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		302,455
SOH/AGL Deduction		193,242
ASSESSED VALUE		109,213
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		53,491
TOTAL JUST VALUE		302,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3691	NEW CONSTR	56,000	11/03/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0776/0859	11/07/1996	WD	Q	I		90,000
GRANTOR: PIAGNO RICHARD T & LY						
GRANTEE: WARREN JAMES P & RO						
0533/0468	12/18/1987	WD	Q	I		68,000
GRANTOR: TIDEWATER DEV CORP						
GRANTEE: PIAGNO RICHARD & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 FST=[YR=1993] W14 S12 E14 N12$ S12 W14 S15 E14 FOP=[YR=1993] S3 E11 N3 W11$ E11 S7 E33N34$.

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	0810	CONCRETE A	0	100	0	0	486.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,564	
2	0940	SHEDS/PORT	0	100	7	14	98.00	SF	30.00	30.00	100	1996	1996	3	20	588	
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1992	1992	3	20	576	
4	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1992	1992	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 2,856

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 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS