

LOT 31
PIRATES WOOD 3 UNR
IN OR 2450/1689

LORD TARA
97253 PIRATES POINT RD
YULEE, FL 32097

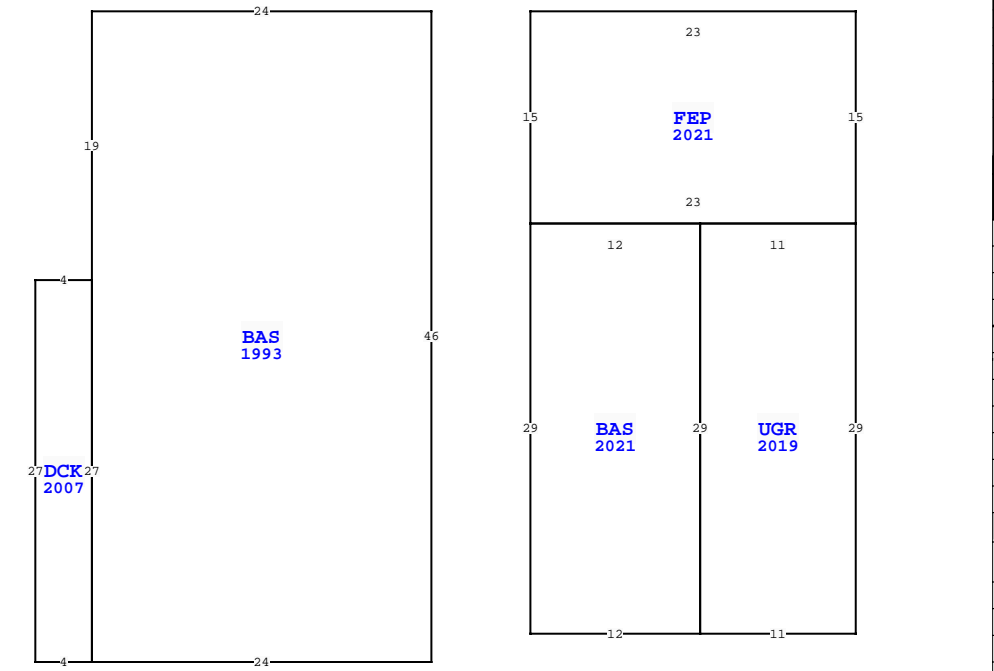
2025

43-3N-28-509C-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
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		0 100
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
BAS	1,104	100
BAS	348	100
DCK	108	10
FEP	345	80
UGR	319	45
TOTALS	2,224	1,883

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,883	114.9785	151.77	285,783	1983	1993	0	0	14.88	85.12
1 SNGL FAM - 100% - 2022 Heated Area: 1452 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		257,263	
TOTAL MARKET OB/XF VALUE		5,601	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		362,864	
SOH/AGL Deduction		134,274	
ASSESSED VALUE		228,590	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		177,868	
TOTAL JUST VALUE		362,864	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		342,855	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2104112	CHNGE SRVC	2,200	04/15/2021
B1809420	GARAGE	30,114	09/17/2018
B1807747	REMODEL	7,000	07/31/2018
95-2163	CHNGE SRVC	150	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/1689	4/09/2021	WD Q	Q	I	01	330,100
GRANTOR: THOMPSON SHAWN D & LA						
GRANTEE: LORD TARA						
1940/0553	9/19/2014	WD Q	Q	I	01	82,500
GRANTOR: MILLER BENJAMIN W & C						
GRANTEE: THOMPSON SHAWN D &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0820	WOOD WALK	0	100	0	294.00	SF	11.75	11.75	100	2006
2	1242	WD DECK A	0	100	0	144.00	SF	10.00	10.00	100	2007
3	0810	CONCRETE A	0	100	12	240.00	SF	6.50	6.50	100	2019
4	0810	CONCRETE A	0	100	0	48.00	SF	6.50	6.50	100	2010
5	0810	CONCRETE A	0	100	0	348.00	SF	6.50	6.50	100	2010

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU					
02/07/2008			06/16/2023								

BUILDING NOTES											

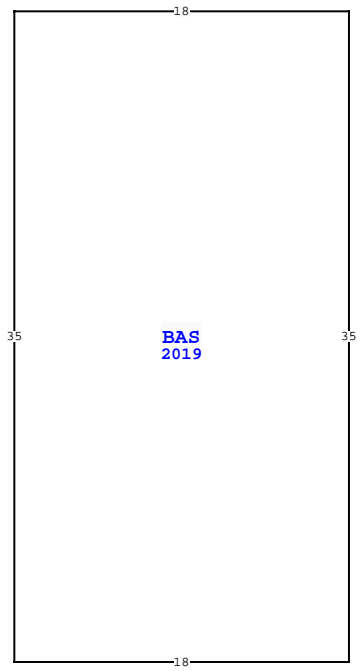
BUILDING DIMENSIONS											
BAS=[YR=1993] W24 S19 DCK=[YR=2007] W4 S27 E4 N27 \$ S27 E24 N46 \$ PTR=E30 FEP=[YR=2021] W23 S15 BAS=[YR=2021] S29 E12 UGR=[YR=2019] E11 N29 W11 S29\$ N29 W12\$ E23 N15\$ W30\$.											

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



BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	630	100	2019
TOTALS	630		630
			14,005

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2				23.40	14,742	2019	2019	0	0	0	5.00	95.00	
2 GARAGE RES - 100% - 2022				Heated Area: 630				HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
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EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	OB/XF MKT VALUE

TOTAL OB/XF										0				

BUILDING NOTES																								

BUILDING DIMENSIONS												
BAS=[YR=2019] W18 S35 E18 N35\$.												