LOT 33
IN OR 1744/775
PIRATES WOOD 3 UNR

ZACK MARY H
97161 PIRATES POINT RD
YULEE, FL 32097

2025

43-3N-28-509C-0033-0000

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 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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

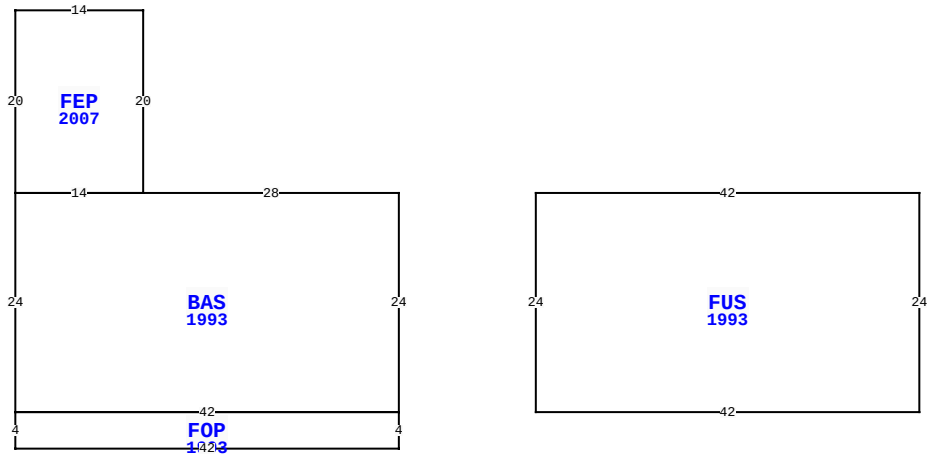
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	113,050
FEP	280	80	2007	224	25,122
FOP	168	30	1993	50	5,608
FUS	1,008	100	1993	1,008	113,050
TOTALS	2,464			2,290	256,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,290	96.8240	127.81	292,685	1989	1999	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 0 Heated Area: 2016 HX Base Yr



97161 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		256,831
TOTAL MARKET OB/XF VALUE		7,779
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		364,610
SOH/AGL Deduction		218,123
ASSESSED VALUE		146,487
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		90,765
TOTAL JUST VALUE		364,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2004972	REPAIR/RRF	5,097	06/01/2020
R2000522	REPAIR/RRF	21,131	01/01/2020
B26418	REMODEL	8,505	09/03/2012
6255	XFOB	11,424	01/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1744/0775	6/15/2011	WD	U	I	30	100
GRANTOR: ZACK EDWARD A & MARY						
GRANTEE: ZACK EDWARD A & MAR						
1452/0009	10/12/2006	WD	Q	I	01	100
GRANTOR: ZACK EDWARD A & MARY						
GRANTEE: ZACK EDWARD A & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FEP=[YR=2007] N20 W14 S20 E14$ W14 S24 FOP=[YR=1993] S4 E42 N4 W42$ E42 N24$ PTR=E15 FUS=[YR=1993] E42 S24 W42 N24$ W15$.

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	28	3	84.00	SF	6.50	6.50	100	1989	1989	3	54.5	298	
2	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	100	1995	1995	3	20	4,704	
3	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	1993	1993	3	64	416	
4	0803	ASPHALT C	0	100	0	0	1,881.00	SF	2.00	2.00	100	2000	2000	3	50	1,881	
5	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1998	1998	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 7,779

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