

SHREVE-RITTER CAROLYN
97109 PIRATES POINT ROAD
YULEE, FL 32097

43-3N-28-509C-0036-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall		12	CEDAR 100							0900	01	3,589	100.3770	132.50	475,542	1982	1992	0	0	16.00	84.00	VALUATION BY STANDARD									
Roof Structure		08	IRREGULAR 100							1 SNGL FAM - 100% - 2022										Heated Area: 2936 HX Base Yr											
Roof Cover		03	COMP SHNGL 100																												
Interior Wall		08	DECORATIVE 70																												
Interior Wall		05	DRYWALL 30																												
Interior Floor		14	CARPET 70																												
Interior Floor		15	HARDTILE 30																												
Air Condition		03	CENTRAL 100																												
Heating Type		04	AIR DUCTED 100																												
Bedrooms			3 100																												
Bathrooms			2 100																												
Frame Stories		02	WOOD FRAME 100																												
Units		2.	2. 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	1,344	100	1993	1,344	149,587																										
FDG	625	60	1993	375	41,738																										
FOP	25	30	1993	8	890																										
FOP	48	30	1993	14	1,558																										
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FOP	48	30	1993	14	1,558																										
FOP	112	30	1993	34	3,784																										
FOP	432	30	1993	130	14,469																										
FUS	1,092	100	1993	1,092	121,540																										
SFB	625	80	1993	500	55,650																										
TOTALS	4,615			3,589	399,455																										
EXTRA FEATURES					97109 PIRATES POINT RD, YULEE																										
L N	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	0812	CONCRETE C	0 100	0	0	2,468.00	SF	4.00	4.00	100	100	100	3	20	1,974																
2	1242	WD DECK A	0 100	0	0	224.00	SF	10.00	10.00	100	1982	1982	3	20	448																
3	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	3,430																
4	0820	WOOD WALK	0 100	0	0	87.00	SF	11.75	11.75	100	1985	1985	3	40	409																
5	1242	WD DECK A	0 100	16	14	224.00	SF	10.00	10.00	100	1985	1985	3	20	448																
6	1242	WD DECK A	0 100	15	17	255.00	SF	10.00	10.00	100	1985	1985	3	20	510																
7	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	1985	1985	3	20	40																
TOTAL OB/XF 7,259																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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														