LOT 37
IN OR 2146/320
ESMT IN OR 409/26

GORDON JYRAMIE J
97095 PIRATES POINT ROAD
YULEE, FL 32097

2025

43-3N-28-509C-0037-0000

BUILDING CHARACTERISTICS

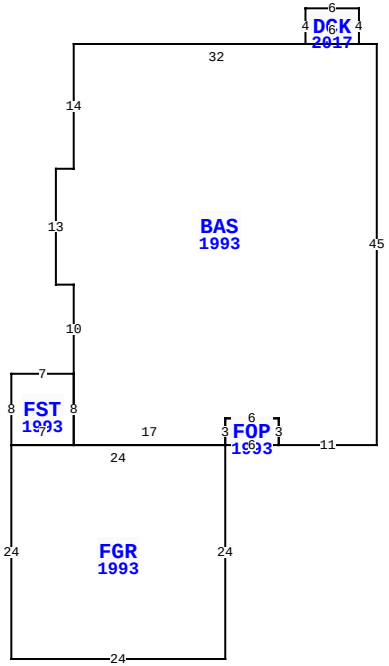
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,538	100	1993	1,538	201,145
DCK	24	10	2017	2	261
FGR	576	55	1993	317	41,459
FOP	18	30	1993	5	654
FST	56	55	1993	31	4,054
TOTALS	2,212			1,893	247,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,893	106.1340	140.10	265,209	1984	2010	0	0	0	6.65	93.35

1 SNGL FAM – 100% - 2020 Heated Area: 1538 HX Base Yr 2020



97095 PIRATES POINT RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,573
TOTAL MARKET OB/XF VALUE		4,859
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		352,432
SOH/AGL Deduction		142,971
ASSESSED VALUE		209,461
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,739
TOTAL JUST VALUE		352,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2146/0320	9/15/2017	WD	Q	I	01	219,000
GRANTOR: LUCID GREENING LLC						
GRANTEE: GORDON JYRAMIE J						
2022/0274	1/06/2016	SW	U	I	12	86,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: LUCID GREENING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 DCK=[YR=2017] N4 W6 S4 E6$ W32 S14 W2 S13 E2 S10 FST=[YR=1993] W7 S8 FGR=[YR=1993] S24 E24 N24 W24$ E7 N8$ S8 E17 FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E11 N45$.

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	16	32	512.00	SF	6.50	6.50	100	1985	1985	3	44	1,464	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 4,859

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS