

THOMAS RACHEL L
97063 PIRATES POINT RD
YULEE, FL 32097

43-3N-28-509C-0038-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10013LVT/LAMNT 5013CARPET 5014CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100BUD8 Adjustme04DIST 01 100Occupancy00NONE 100Quality02Quality Level 02DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4032.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,43210019931,432161,830BAS500100200750056,505FOP72301993222,486UOP96202007192,147TOTALS2,1001,973222,967EXTRA FEATURES97063 PIRATES POINT RD, YULEE

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0900011,97398.6860130.27257,023198719970013.2586.751 SNGL FAM - 0% - 0Heated Area: 1932HX Base Yr

Diagram

The diagram shows a complex building footprint with several rectangular sections. Dimensions are provided for each side of the rectangles. Key areas are labeled: BAS 1993 (main central area), UOP 2007 (top section), FOP 1993 (bottom right section), and BAS 2007 (bottom left section). The total heated area is 1932.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE222,967TOTAL MARKET OB/XF VALUE5,123TOTAL LAND VALUE - MARKET100,000TOTAL MARKET VALUE328,090SOH/AGL Deduction105,608ASSESSED VALUE222,482TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE222,482TOTAL JUST VALUE328,090NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE269,812

Sales DataTable with columns: OFF RECORD Number, DATE, TYPE INST, Q U, V I, RSN CD, SALE PRICE. Row 1: 2281/1859, 6/10/2019, QC U, I, 11, 100.

GRANTOR: THOMAS BILLY E & RACHGRANTEE: THOMAS RACHEL L1123/14923/21/2003WDQI132,900GRANTOR: MORRISON HARRINGTON &GRANTEE: THOMAS BILLY E & RA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N2 W6 S2 W3 N2 UOP=[YR=2007] N8 W12 S8 E12 \$ W12 S2 W13 S26 BAS=[YR=2007] S25 E20 N21 FOP=[YR=1993] E18 N4 W18 S4 \$ N4 W20 \$ E38 S8 E12 N34 \$.

MARKET ADJUSTMENTS

TOTAL OB/XF5,123

LAND DESCRIPTION

TABLE WITH COLUMNS: L N, USE CODE, CLS, LAND USE DESCRIPTION, CAP, R D, LOC ZONE, FRONT, DEPTH, TOT LND UTS, UNIT TYPE, D T, DPTH FACT, % COND, TOT ADJ, UNIT PRICE, ADJ UNIT PRICE, LAND VALUE, OTHER ADJUSTMENTS AND NOTES, YEAR, DENSITY, DECL, FRZ, YR, CONSRV.

REVIEW DATE01/20/2023BYDJATotal Acres: 0.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 07/30/2025 BY SYS