LOT 44
IN OR 2074/189
PIRATES WOOD 3 UNR

KNOWLES JERRY A & SANDRA C
97513 PIRATES WAY
YULEE, FL 32097

2025

43-3N-28-509C-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

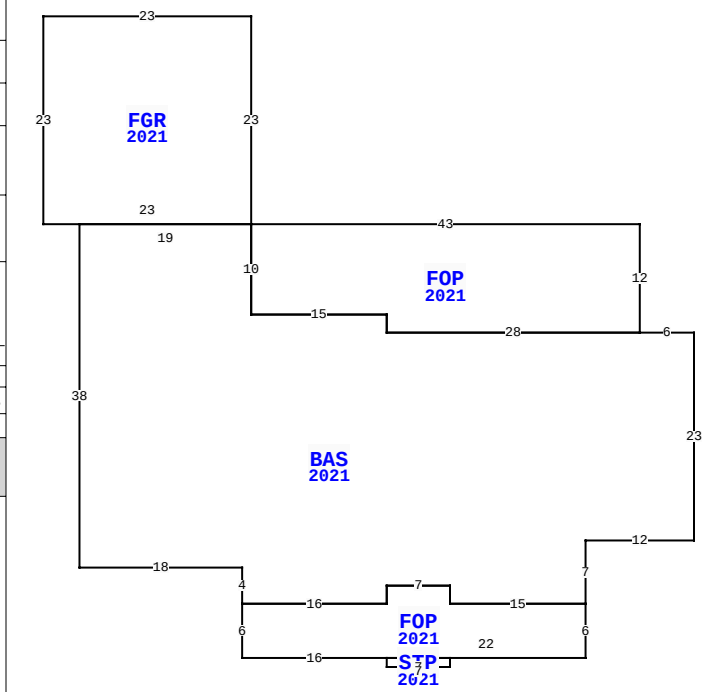
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,128	100	2021	2,128	351,506
FGR	529	55	2021	291	48,067
FOP	242	30	2021	73	12,058
FOP	486	30	2021	146	24,116
STP	7	10	2021	1	165
TOTALS	3,392			2,639	435,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,639	105.6000	166.85	440,317	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 2128 HX Base Yr 2022



97513 PIRATES WAY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		435,914
TOTAL MARKET OB/XF VALUE		7,277
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		543,191
SOH/AGL Deduction		172,929
ASSESSED VALUE		370,262
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		319,540
TOTAL JUST VALUE		543,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009435	CO ISSUED	0	07/21/2021
B2009435	NEW CONSTR	307,117	10/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2074/0189	9/22/2016	WD	Q	V	01	52,500
GRANTOR: POTEAT SHIRLEY ARNOLD						
GRANTEE: KNOWLES JERRY A & S						
1680/1743	5/31/2010	WD	U	V	12	100
GRANTOR: WEILBACHER KARL & GAI						
GRANTEE: POTEAT SHIRLEY ARNO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W6 FOP=[YR=2021] N12 W43 FGR=[YR=2021] N23 W23 S23 E23$ S10 E15 S2 E28$ W28 N2 W15 N10 W19 S38 E18 S4 FOP=[YR=2021] S6 E16 STP=[YR=2021] S1 E7 N1 W7$ E22 N6 W15 N2 W7 S2 W16$ E16 N2 E7 S2 E15 N7 E12 N23$.

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	0	0	306.00	SF	6.50	6.50	100	2021	2021	3	99	1,969	
2	0811	CONCRETE B	0	100	0	0	916.00	SF	5.20	5.20	100	2021	2021	3	99	4,716	
3	0810	CONCRETE A	0	100	0	0	76.00	SF	6.50	6.50	100	2021	2021	3	99	489	
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2021	2021	3	99	103	

LAND DESCRIPTION

TOTAL OB/XF 7,277

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 02/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS