LOT 45
IN OR 447 PG 603
PIRATES WOOD 3 UNR

CURTRIGHT JACK K
97491 PIRATES WAY
YULEE, FL 32097

2025

43-3N-28-509C-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

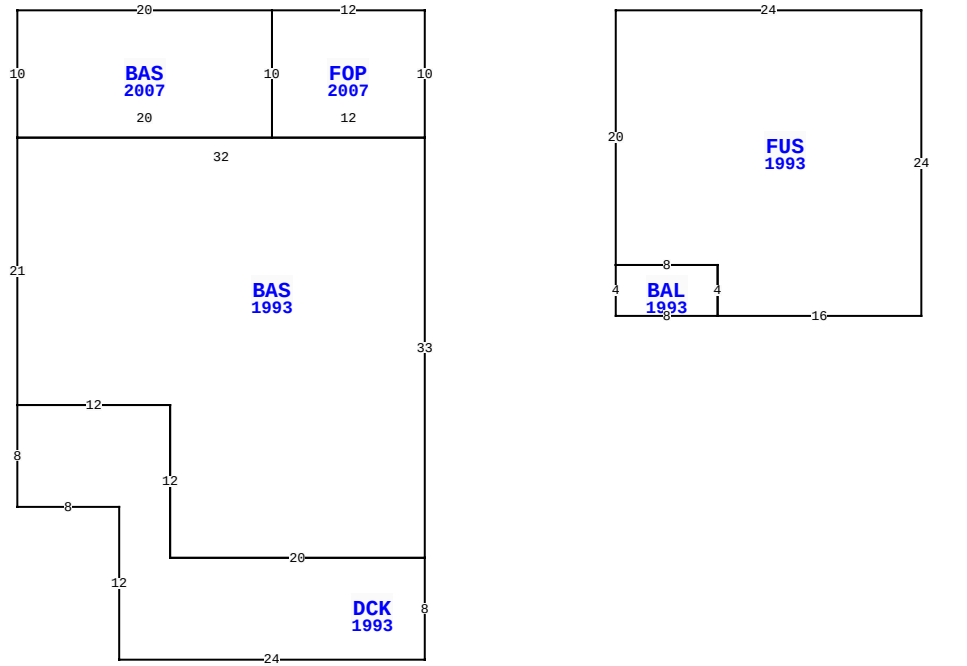
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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
BAL	32	15	1993	5	571
BAS	912	100	1993	912	104,233
BAS	200	100	2007	200	22,858
DCK	304	10	1993	30	3,429
FOP	120	30	2007	36	4,114
FUS	544	100	1993	544	62,174
TOTALS	2,112			1,727	197,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,727	103.0750	136.06	234,976	1989	1989	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 1991 Heated Area: 1656 HX Base Yr 1991



97491 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		197,380
TOTAL MARKET OB/XF VALUE		2,610
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		299,990
SOH/AGL Deduction		180,531
ASSESSED VALUE		119,459
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		63,737
TOTAL JUST VALUE		299,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703150	H/AC	0	08/01/2017
B26205	REMODEL	5,991	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0447/0603	3/01/1985	WD	U	V		9,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W12 BAS=[YR=2007] W20 S10 BAS=[YR=1993] S21 DCK=[YR=1993] S8 E8 S12 E24 N8 W20 N12 W12$ E12 S12 E20 N33 W32$ E20 N10$ S10 E12 N10$ PTR= E15 FUS=[YR=1993] E24 S24 W16 BAL=[YR=1993] W8 N4 E8 S4 $ N4 W8 N20 $ 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	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1992	1992	3	20	160	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,610

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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS