LOTS 48 & 49
IN OR 2466/1744
PIRATES WOOD 3 UNR

FREEMAN MICHAEL E & KELLY K
97439 PIRATES WAY
YULEE, FL 32097

2025

43-3N-28-509C-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

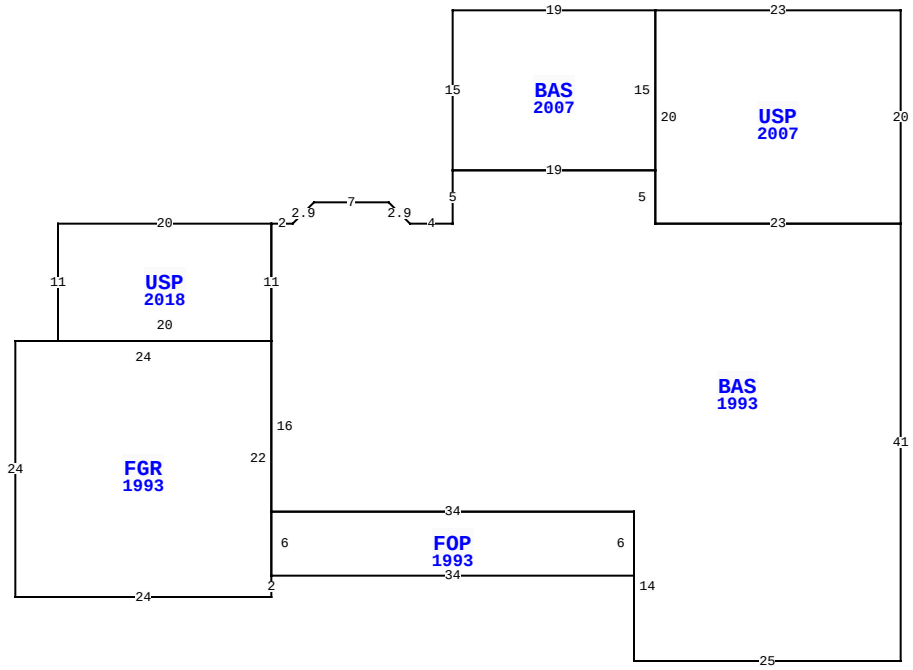
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,056	100	1993	2,056	214,861
BAS	285	100	2007	285	29,784
FGR	576	55	1993	317	33,128
FOP	204	30	1993	61	6,375
USP	460	30	2007	138	14,421
USP	220	30	2018	66	6,897
TOTALS	3,801			2,923	305,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,923	98.4086	129.90	379,698	1987	1997	0	0	0	19.55	80.45

1 SNGL FAM – 100% - 2022 Heated Area: 2341 HX Base Yr 2022



97439 PIRATES WAY, YULEE

BLD DATE	02/06/2008	RK	LGL DATE	06/16/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,467
TOTAL MARKET OB/XF VALUE		4,306
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		479,773
SOH/AGL Deduction		218,289
ASSESSED VALUE		261,484
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,762
TOTAL JUST VALUE		479,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3605	N/A	88,950	09/11/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/1744	5/28/2021	WD	Q	I	02	350,000
GRANTOR: JENKINS FAMILY TRUST						
GRANTEE: FREEMAN MICHAEL E &						
2218/1726	8/15/2018	WD	U	I	11	100
GRANTOR: JENKINS THOMAS W & DO						
GRANTEE: JENKINS FAMILY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2007] W23 BAS=[YR=2007] W19 S15 BAS=[YR=1993] S5 W4 U2 L2 W7 D2 L2 W2 USP=[YR=2018] W20 S11 E20 N11 $ S11FGR=[YR=1993] W24 S24 E24 N2 FOP=[YR=1993] E34 N6 W34 S6 $ N22$S16 E34 S14 E25 N41 W23 N5 W19 $ E19 N15 $ S20 E23 N20 $.

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	0812	CONCRETE C	0	100	0	0	1,092.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,162	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
4	1127	BRICK 8"	0	100	0	0	16.00	SF	11.00	11.00	100	1987	1987	3	82	144	

LAND DESCRIPTION

TOTAL OB/XF 4,306

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	2.00	LT		1.00	1.00	0.85	100,000.00	85,000.00	170,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS