LOTS 52 & 53
IN OR 1161/439
PIRATES WOOD 3 UNR

MOBLEY DONNELL L & ROBYN L
97341 PIRATES WAY
YULEE, FL 32097

2025

43-3N-28-509C-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

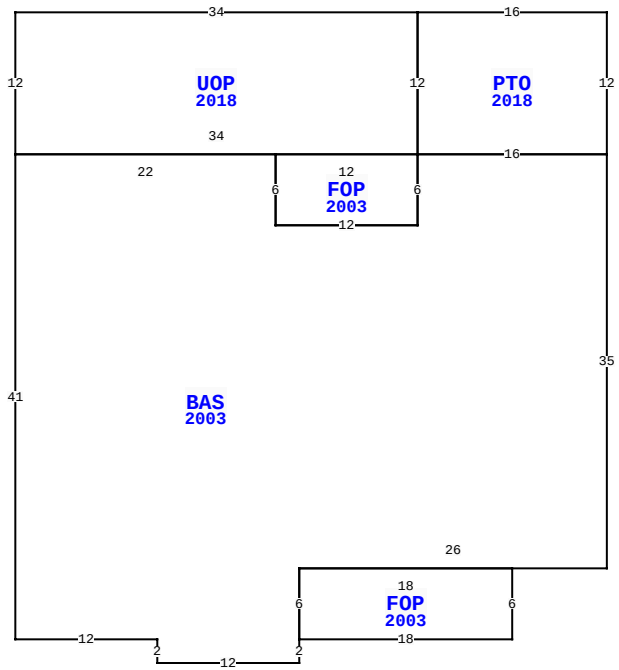
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,846	100	2003	1,846	242,421
FOP	72	30	2003	22	2,889
FOP	108	30	2003	32	4,202
PTO	192	5	2018	10	1,313
UOP	408	20	2018	82	10,768
TOTALS	2,626			1,992	261,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,992	92.6100	146.32	291,469	2003	2003	0	0	0	10.25	89.75

1 SFR CUST – 100% - 2004 Heated Area: 1846 HX Base Yr 2004



97341 PIRATES WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,593
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		461,593
SOH/AGL Deduction		299,388
ASSESSED VALUE		162,205
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,483
TOTAL JUST VALUE		461,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006401	NEW RES AC	87,384	06/13/2025
B0210424	NEW CONSTR	119,610	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1161/0439	8/11/2003	WD	U	V	07	100
GRANTOR: MOBLEY DONNELL & ROBY						
GRANTEE: MOBLEY DONNELL & RO						
1088/1880	10/21/2002	WD	Q	V	01	100
GRANTOR: MOBLEY DONNELL L						
GRANTEE: MOBLEY DONNELL & RO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] N12 W16 S12 E16$ BAS=[YR=2003] W16
UOP=[YR=2018] N12 W34 S12 E34$ FOP=[YR=2003] W12 S6 E12 N6
$ S6 W12 N6 W22 S41 E12S2 E12 N2 FOP=[YR=2003] E18 N6 W18 S6
$ N6 E26 N35 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

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
1	000100	C	RES	100		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS