LOT 55
IN OR 1242/1422
PIRATES WOOD #3 UNR

SANCEY NICHOLAS & JEANI J
97289 PIRATES WAY
YULEE, FL 32097-2498

2025

43-3N-28-509C-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

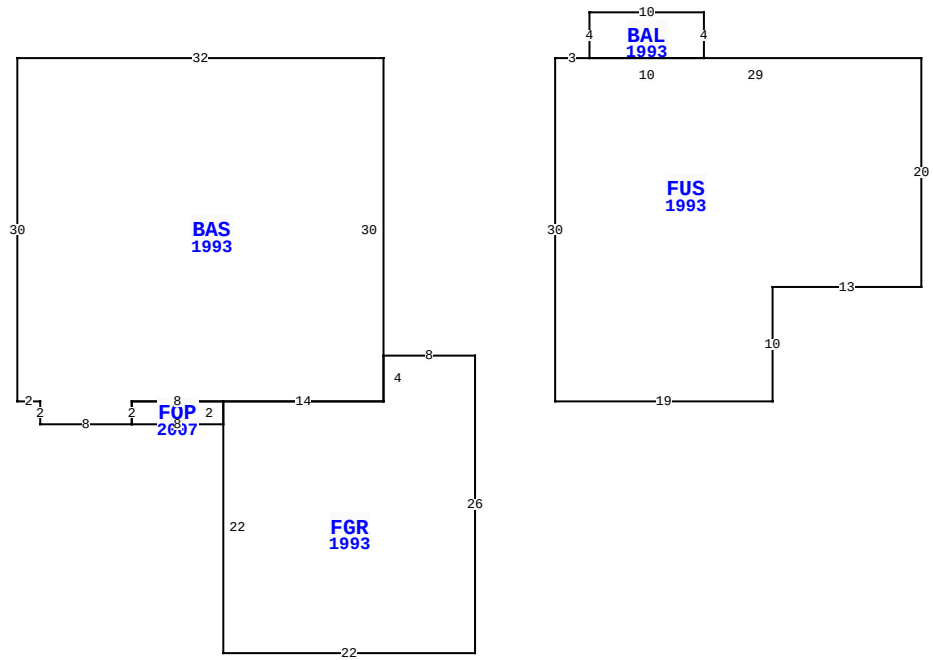
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	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	40	15	1993	6	742
BAS	976	100	1993	976	120,696
FGR	516	55	1993	284	35,121
FOP	16	30	2007	5	619
FUS	830	100	1993	830	102,641
TOTALS	2,378			2,101	259,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,101	107.0650	141.33	296,934	1989	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2012 Heated Area: 1806 HX Base Yr 2012



97289 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		259,817
TOTAL MARKET OB/XF VALUE		3,910
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		363,727
SOH/AGL Deduction		217,231
ASSESSED VALUE		146,496
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,774
TOTAL JUST VALUE		363,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4726	NEW CONSTR	67,793	03/14/1988
4871	NEW CONSTR	2,400	03/14/1988
2488	H/AC	3,850	03/14/1988
2947	NEW CONSTR	4,150	03/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/1422	7/01/2004	WD	Q	I		176,000
GRANTOR: FRAZIER DAVID W & SAN						
GRANTEE: SANCEY NICHOLAS & J						
0796/1548	6/17/1997	WD	Q	I		107,000
GRANTOR: HINSON JAMES W JR & E						
GRANTEE: FRAZIER DAVID W & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S30 E2 S2 E8 FOP=[YR=2007] E8 N2 W8 S2$ N2 E8 FGR=[YR=1993] S22 E22 N26 W8 S4 W14 $ E14 N30 $ PTR= E15 FUS=[YR=1993] E3 BAL=[YR=1993] N4 E10 S4 W10 $ E29 S20 W13 S10 W19 N30 $ 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	0811	CONCRETE B	0	100	0	0	928.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,630	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 3,910

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS