LOT 56
IN OR 1443/93
PIRATES WOOD 3 UNR

POCHER NOEMI R
97257 PIRATES WAY
YULEE, FL 32097

2025

43-3N-28-509C-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

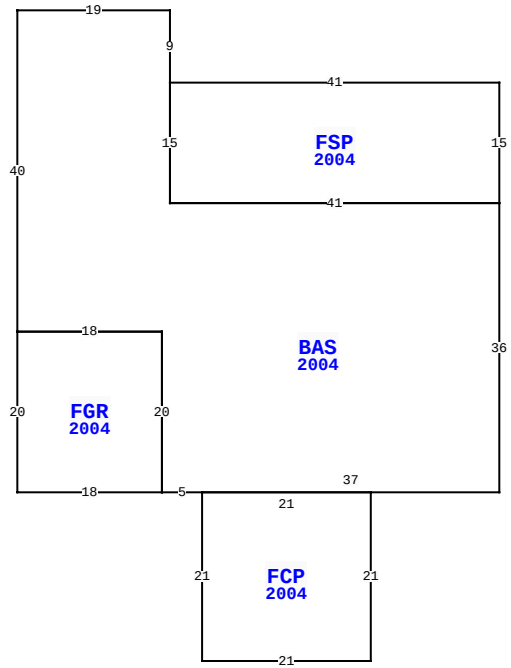
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,256	100	2004	2,256	305,454
FCP	441	25	2004	110	14,893
FGR	360	55	2004	198	26,808
FSP	615	40	2004	246	33,307
TOTALS	3,672			2,810	380,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,810	95.2128	150.44	422,736	2004	2004	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2024 Heated Area: 2256 HX Base Yr 2024



97257 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		380,462
TOTAL MARKET OB/XF VALUE		20,172
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		500,634
SOH/AGL Deduction		65,083
ASSESSED VALUE		435,551
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		379,829
TOTAL JUST VALUE		500,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310726	NEW CONSTR	164,889	02/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/0093	9/08/2006	WD	Q	I		303,000
GRANTOR: DUSTER LOWELL C & FRA						
GRANTEE: POCHER NOEMI R						
1081/0947	9/18/2002	WD	Q	V		25,000
GRANTOR: CARROLL PATRICK						
GRANTEE: DUSTER LOWELL & FRA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W41 BAS=[YR=2004] N9 W19 S40 FGR=[YR=2004] S20 E18 N20 W18$ E18 S20 E5 FCP=[YR=2004] S21 E21 N21 W21 $ E37 N36 W41 N15$ S15 E41 N15 $.

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	8	64.00	SF	10.00	10.00	100	2004	2004	3	21	134	
2	0812	CONCRETE C	0	100	0	0	4,717.00	SF	4.00	4.00	100	2004	2004	3	83	15,660	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	2004	2004	3	21	608	
4	0940	SHEDS/PORT	0	100	12	15	180.00	SF	20.10	20.10	100	2008	2008	3	31	1,122	
5	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2015	2015	3	87	783	
6	0476	VF 6 SBPL	0	100	0	0	67.00	LF	32.00	32.00	100	2015	2015	3	87	1,865	

LAND DESCRIPTION

TOTAL OB/XF 20,172

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