LOT 58
IN OR 2398/1572
PIRATES WOOD 3 UNR

BENNETT NANCY L
97217 PIRATES WAY
YULEE, FL 32097

2025

43-3N-28-509C-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

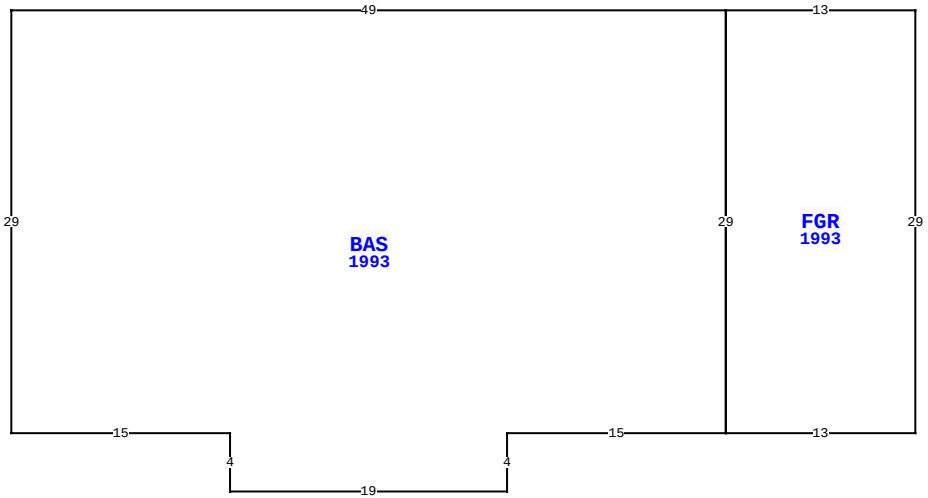
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	1993	1,497	190,200
FGR	377	55	1993	207	26,300
TOTALS	1,874			1,704	216,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,704	123.4050	162.89	277,565	1978	1998	0	0	0	22.00	78.00

1 SNGL FAM – 100% - 2021 Heated Area: 1497 HX Base Yr 2021



97217 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		216,501
TOTAL MARKET OB/XF VALUE		21,245
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		337,746
SOH/AGL Deduction		214,353
ASSESSED VALUE		123,393
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,671
TOTAL JUST VALUE		337,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2009161	CHNGE SRVC	0	10/01/2020
M172361	H/AC	0	04/01/2017
9602536	GARAGE	11,424	01/01/1996
7562	REPAIR/RRF	1,800	10/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/1572	10/02/2020	WD	Q	I	01	135,000
GRANTOR: PARKER JAMES R IV & A						
GRANTEE: BENNETT NANCY L						
2349/1461	8/19/2019	PR	U	I	19	100
GRANTOR: PARKER JAMES IV PR FO						
GRANTEE: PARKER JAMES ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S29 E15 S4 E19 N4 E15 FGR=[YR=1993] E13 N29 W13S29$ N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	0	0	456.00	SF	6.50	6.50	100	1980	1980	3	30	889	
3	0511	GARAGE CB-	0	100	24	28	672.00	SF	40.00	40.00	100	1996	1996	3	70	18,816	

LAND DESCRIPTION

TOTAL OB/XF 21,245

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