LOT 59
IN OR 1914/670
PIRATES WOOD # 3 UNR

PHILLIPS BETTY L
97201 PIRATES WAY
YULEE, FL 32097

2025

43-3N-28-509C-0059-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

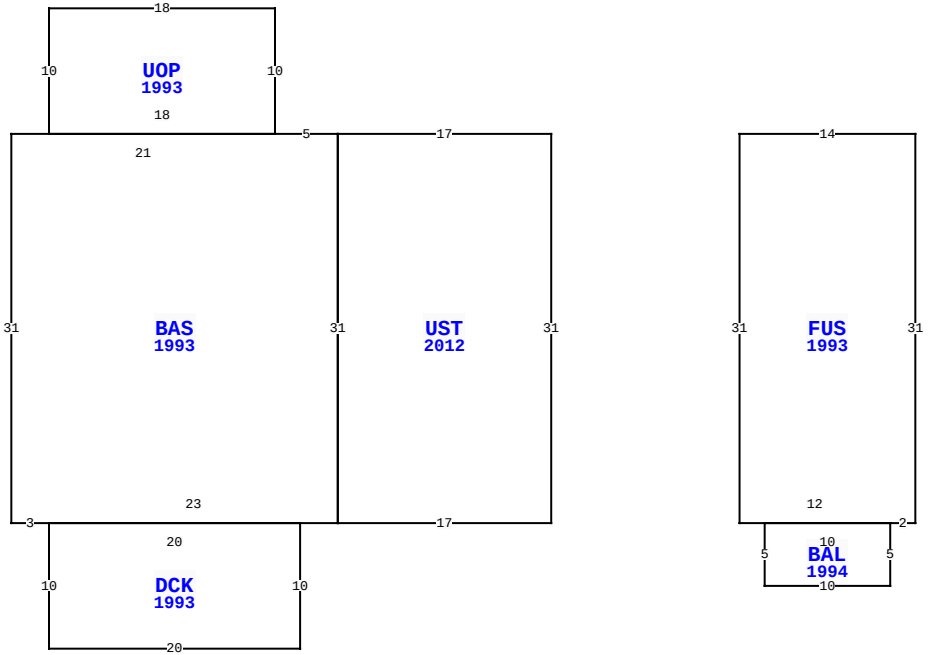
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	50	15	1994	8	980
BAS	806	100	1993	806	98,726
DCK	200	10	1993	20	2,449
FUS	434	100	1993	434	53,160
UOP	180	20	1993	36	4,410
UST	527	45	2012	237	29,030
TOTALS	2,197			1,541	188,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,541	110.4660	145.82	224,709	1982	1992	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2015 Heated Area: 1240 HX Base Yr 2015



97201 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		188,756
TOTAL MARKET OB/XF VALUE		10,607
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		299,363
SOH/AGL Deduction		167,673
ASSESSED VALUE		131,690
TOTAL EXEMPTION VALUE	HX HB SX WX	105,722
BASE TAXABLE VALUE		25,968
TOTAL JUST VALUE		299,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006728	H/AC	4,787	08/01/2020
B0209907	NEW CONSTR	15,840	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1914/0670	4/24/2014	SW	U	I	12	78,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: PHILLIPS ROBERT C &						
1898/0124	10/28/2013	WD	U	I	12	100
GRANTOR: STEPHENS TIMOTHY LEMU						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2012] W17 BAS=[YR=1993] W5 UOP=[YR=1993] N10 W18 S10 E18 $ W21 S31 E3 DCK=[YR=1993] S10 E20 N10 W20 $ E23 N31 $S31 E17 N31 $ PTR= E15 FUS=[YR=1993] E14 S31 W2 BAL=[YR=1994] S5 W10 N5 E10 $ W12 N31 $ 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	0810	CONCRETE A	0	100	0	0	470.00	SF	6.50	6.50	100	1993	1993	3	64	1,955	
2	0510	GARAGE WD-	0	100	24	25	600.00	SF	35.00	35.00	100	1993	1993	3	20	4,200	
3	0510	GARAGE WD-	0	100	0	0	636.00	SF	35.00	35.00	100	1993	1993	3	20	4,452	

LAND DESCRIPTION

TOTAL OB/XF 10,607

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