LOT 60
IN OR 2229/342
PIRATES WOOD 3 UNR

LARRIMORE DAMON T & SARA L
97177 PIRATES WAY
YULEE, FL 32097

**2025**

**43-3N-28-509C-0060-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

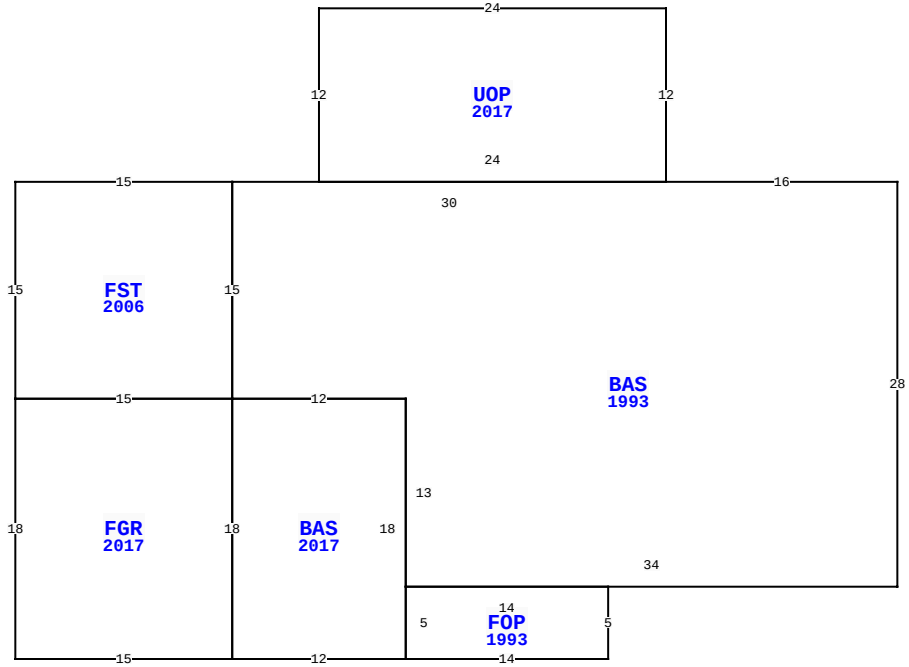
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4032.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,132 | 100 | 1993 | 1,132 | 158,920 |
| BAS | 216 | 100 | 2017 | 216 | 30,324 |
| FGR | 270 | 55 | 2017 | 148 | 20,777 |
| FOP | 70 | 30 | 1993 | 21 | 2,948 |
| FST | 225 | 55 | 2006 | 124 | 17,408 |
| UOP | 288 | 20 | 2017 | 58 | 8,143 |
| TOTALS | 2,201 | | | 1,699 | 238,520 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,699 | 126.5400 | 167.03 | 283,784 | 1974 | 2004 | 0 | 0 | 0 | 15.95 | 84.05 |

1 SNGL FAM – 100% - 2019 Heated Area: 1348 HX Base Yr 2019




| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 | NW | LGL DATE |
| XF DATE | | | LAND DATE 06/16/2023 MLU |
| INC DATE | | | AG DATE |

97177 PIRATES WAY, YULEE

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 238,520 |
| TOTAL MARKET OB/XF VALUE | | 1,700 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 340,220 |
| SOH/AGL Deduction | | 183,505 |
| ASSESSED VALUE | | 156,715 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 105,993 |
| TOTAL JUST VALUE | | 340,220 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 335,351 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2001248 | (8) WINDOWS | 0 | 02/01/2020 |
| B1708434 | GARAGE | 12,174 | 09/25/2017 |
| B1702517 | REPAIR/RRF | 1,000 | 04/01/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2229/0342 | 10/05/2018 | WD | Q | I | 01 | 225,000 |
| GRANTOR: COX RANDY MARK & CARO | | | | | | |
| GRANTEE: LARRIMORE DAMON T & | | | | | | |
| 2127/1983 | 6/16/2017 | WD | Q | I | 01 | 155,000 |
| GRANTOR: YATES HANNAH & JOANNA | | | | | | |
| GRANTEE: COX RANDY MARK & CA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=2017] N12 W24 S12 E24 $W30
FST=[YR=2006] W15 S15 FGR=[YR=2017] S18 E15 BAS=[YR=2017] E12
FOP=[YR=1993] E14 N5 W14 S5 $ N18 W12 S18 $ N18 W15 $ E15 N15
$ S15 E12 S13 E34 N28 $.

## 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 | 16 | 16 | 256.00 | SF | 7.50 | 7.50 | 100 | 1988 | 1988 | 3 | 20 | 384 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 937.00 | SF | 4.68 | 4.68 | 100 | 1980 | 1980 | 3 | 30 | 1,316 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,700

| 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