LOT 61
CASE #08-DR-68 IN OR 1612/1350
& IN OR 1628/212

STEPHENS ROBIN RENEE
97157 PIRATES WAY
YULEE, FL 32097

2025

43-3N-28-509C-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

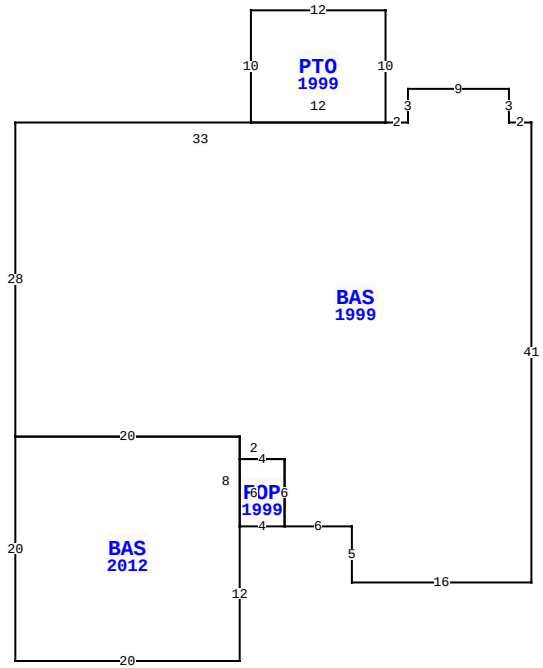
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1999	1,579	187,301
BAS	400	100	2012	400	47,448
FOP	24	30	1999	7	830
PTO	120	5	1999	6	712
TOTALS	2,123			1,992	236,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,992	102.4100	135.18	269,279	1999	1999	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2000 Heated Area: 1979 HX Base Yr 2000



97157 PIRATES WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,292
TOTAL MARKET OB/XF VALUE		6,199
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		342,491
SOH/AGL Deduction		199,657
ASSESSED VALUE		142,834
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,112
TOTAL JUST VALUE		342,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2004234	REPAIR/RRF	12,000	06/01/2020
9906190	NEW CONSTR	73,251	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1628/0212	6/19/2009	QC	U	I	11	100
GRANTOR: STEPHENS MICHAEL E						
GRANTEE: STEPHENS ROBIN RENE						
1094/1185	11/15/2002	WD	Q	I	01	53,200
GRANTOR: STEPHENS ROBIN R F/K/						
GRANTEE: STEPHENS ROBIN R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 N3 W9 S3 W2 PTO=[YR=1999] N10 W12 S10 E12 $ W33 S28 BAS=[YR=2012] S20 E20 N12 FOP=[YR=1999] E4 N6 W4 S6 $ N8 W20 $ E20 S2 E4 S6 E6 S5 E16 N41 $.

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	162.00	SF	6.50	6.50	100	1999	1999	3	75	790	
2	0810	CONCRETE A	0	100	0	0	528.00	SF	6.50	6.50	100	1999	1999	3	75	2,574	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 6,199

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