LOT 63
IN OR 2693/757
PIRATES WOOD 3 UNR

MURRAY KIMBERLY
97119 PIRATES WAY
YULEE, FL 32097

2025

43-3N-28-509C-0063-0000

BUILDING CHARACTERISTICS

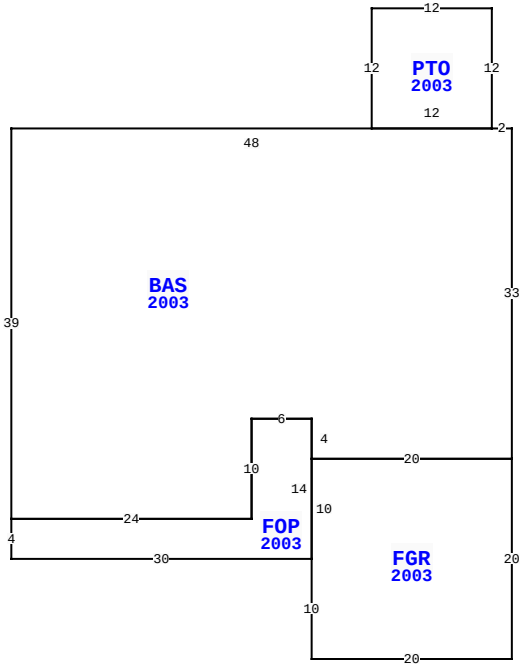
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,770	100	2003	1,770	240,415
FGR	400	55	2003	220	29,882
FOP	180	30	2003	54	7,334
PTO	144	5	2003	7	950
TOTALS	2,494			2,051	278,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,051	95.7852	151.34	310,398	2003	2003	0	0	0	10.25	89.75

1 SFR CUST – 100% - 2011 Heated Area: 1770 HX Base Yr 2011



97119 PIRATES WAY, YULEE

BLD DATE	06/05/2015 KK	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,582
TOTAL MARKET OB/XF VALUE		2,204
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		380,786
SOH/AGL Deduction		240,857
ASSESSED VALUE		139,929
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,207
TOTAL JUST VALUE		380,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005209	REPAIR/RRF	0	07/01/2020
B0209911	NEW CONSTR	127,404	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/1974	12/30/2024	QC	U	I	11	100
GRANTOR: MURRAY KIMBERLY COPEL						
GRANTEE: MURRAY KIMBERLY						
2693/757	1/30/2024	WD	U	I	16	83,800
GRANTOR: MURRAY KIMBERLY COPEL						
GRANTEE: MURRAY KIMBERLY COP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W2 PTO=[YR=2003] N12 W12 S12 E12 $ W48 S39
FOP=[YR=2003] S4 E30 FGR=[YR=2003] S10 E20 N20 W20 S10 $
N14 W6 S10 W24 $ E24 N10 E6 S4 E20 N33 $.

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	0812	CONCRETE C	0	100	0	0	672.00	SF	4.00	4.00	100	2003	2003	3	82	2,204	

LAND DESCRIPTION

TOTAL OB/XF 2,204

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	0006	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 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS