LOT 73
IN OR 1979/1500
PIRATES WOOD 3 UNR

CORLEY KIMBERLY W
97154 DOUBLOON WAY
YULEE, FL 32097

2025

43-3N-28-509C-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

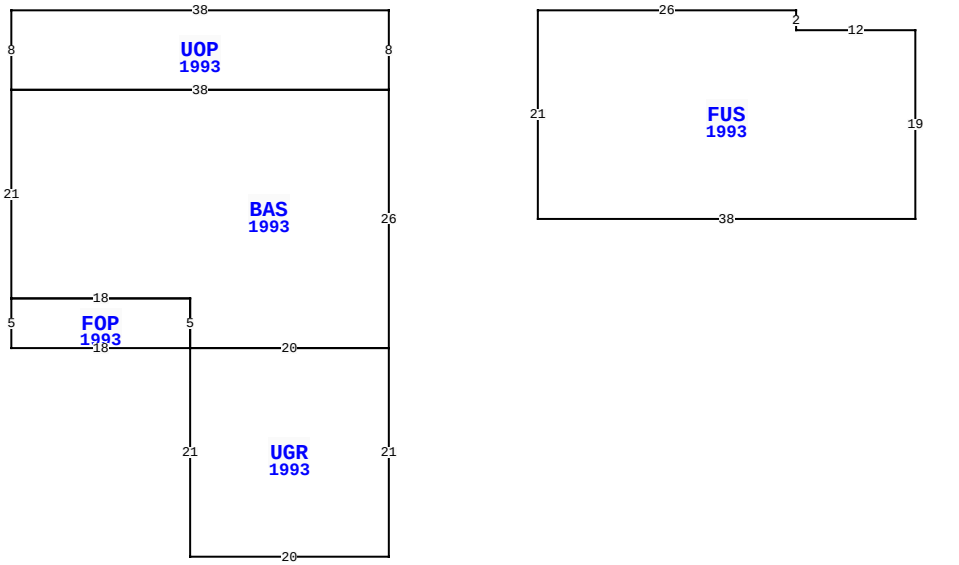
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	898	100	1993	898	105,526
FOP	90	30	1993	27	3,173
FUS	774	100	1993	774	90,955
UGR	420	45	1993	189	22,210
UOP	304	20	1993	61	7,168
TOTALS	2,486			1,949	229,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,949	105.6685	139.48	271,847	1990	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2016 Heated Area: 1672 HX Base Yr 2016



97154 DOUBLOON 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		229,031
TOTAL MARKET OB/XF VALUE		6,956
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		335,987
SOH/AGL Deduction		193,938
ASSESSED VALUE		142,049
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,327
TOTAL JUST VALUE		335,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5244	NEW CONSTR	61,715	10/18/1989
3251	NEW CONSTR	2,800	10/18/1988
2770	H/AC	1,650	10/18/1988
544	NEW CONSTR	2,300	10/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1979/1500	5/13/2015	SW	Q	I	01	125,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: CORLEY KIMBERLY W						
1940/0256	7/21/2014	WD	U	I	12	162,100
GRANTOR: ALEXANDER PAUL D & CO						
GRANTEE: BAYVIEW LOAN SERVIC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W38 S8 BAS=[YR=1993] S21 FOP=[YR=1993] S5 E18 UGR=[YR=1993] S21 E20 N21 W20 $ N5 W18 $ E18 S5 E20 N26 W38 $ E38 N8 $ PTR= E15 FUS=[YR=1993] E26 S2 E12 S19 W38 N21 $ 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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	4,620	
2	0811	CONCRETE B	0	100	0	0	690.00	SF	5.20	5.20	100	1993	1993	3	64	2,296	
3	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1993	1993	3	20	40	

LAND DESCRIPTION

TOTAL OB/XF 6,956

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 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