LOT 91
IN OR 2749/1032
PIRATES WOOD 3 UNR

STEWART ROBERT ANDREW & EMILY BURNINGHAM
96292 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

43-3N-28-509C-0091-0000

BUILDING CHARACTERISTICS

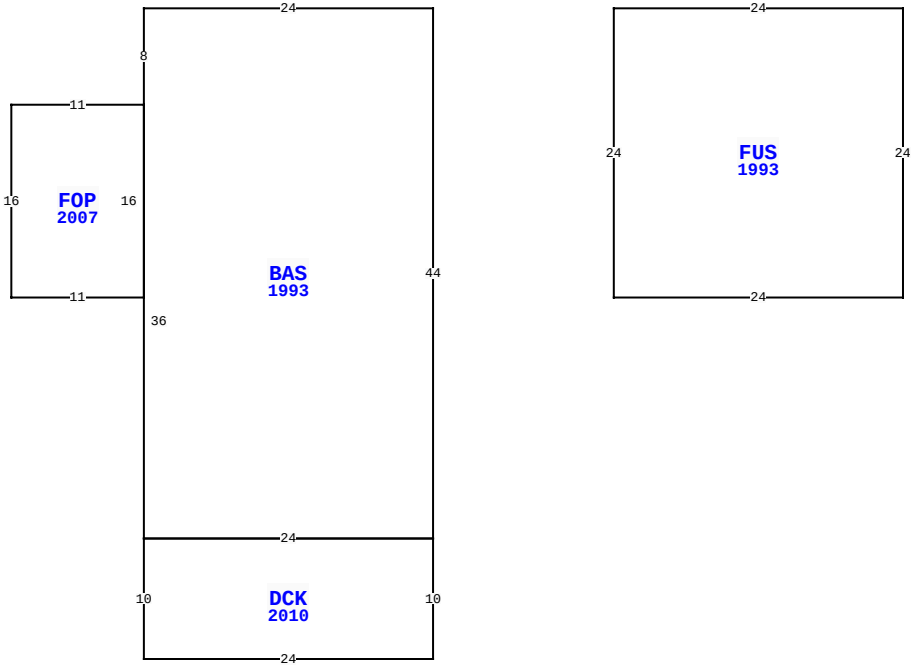
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,056	100	1993	1,056	157,881
DCK	240	10	2010	24	3,588
FOP	176	30	2007	53	7,924
FUS	576	100	1993	576	86,117
TOTALS	2,048			1,709	255,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,709	104.8500	165.66	283,113	1974	2004	0	0	0	9.75	90.25

1 SFR CUST – 0% - 2025 Heated Area: 1632 HX Base Yr



97471 CUTLASS WAY, YULEE

BLD DATE	05/15/2008	RK	LGL DATE		
XF DATE	05/15/2008	RK	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	255,509
TOTAL MARKET OB/XF VALUE	6,450
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	361,959
SOH/AGL Deduction	0
ASSESSED VALUE	361,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	361,959
TOTAL JUST VALUE	361,959
NCON VALUE	23,787
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984628	REMODEL	15,000	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2749/1032	11/08/2024	WD	Q	I	01	500,000
GRANTOR: THOMPSON SHAWN						
GRANTEE: STEWART ROBERT ANDR						
2651/466	6/29/2023	WD	U	I	37	233,000
GRANTOR: SPIKES RICHARD A						
GRANTEE: THOMPSON SHAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 S8 S36 E24 N44 $
FUS=[YR=1993;ORIG=15,0] E24 S24 W24 N24 $
DCK=[YR=2010;ORIG=-24,44] S10 E24 N10 W24 $
FOP=[YR=2007;ORIG=-24,8] W11 S16 E11 N16 $
PTR=[ORIG=0,0] E15 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	0	20	12	240.00	SF	6.50	6.50	100	1999	1999	3	75	1,170	
2	0351	CARPORT MT	0	0	24	22	528.00	SF	10.00	10.00	100	2025	2024		100	5,280	

LAND DESCRIPTION

TOTAL OB/XF 6,450

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	0		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 04/09/2025 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS