



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,736	100
FEP	156	80
FOP	64	30
UST	264	45
TOTALS	2,220	1,999

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,999	126.5670	167.07	333,973	1973	1993	0	0	25.50	74.50
1 SNGL FAM - 100% - 1974											
Heated Area: 1736 HX Base Yr 1974											
13 22 12 12 13 22 27 35 28 28 25 37 4 4 16 16											
BAS 1993											
FEP 2007											
UST 1993											
FOP 1993											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/08/2025 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	100	2	200.00	SF	6.50	6.50	
3	0811	CONCRETE B	0	100	97	14	1,358.00	SF	5.20	5.20	
4	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	
5	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	
6	0300	BOAT DCK W	0	100	0	0	80.00	SF	40.00	40.00	

97676 PIRATES POINT RD, YULEE											
TOTAL OB/XF 10,247											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT	

TOTAL OB/XF 10,247											
TOT	DPHT	%	TOT	UNIT	ADJ	UNIT	ADJ	UNIT	ADJ	UNIT	ADJ
1.00	1.00	1.00	1.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					248,810				
TOTAL MARKET OB/XF VALUE					10,247				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					459,057				
SOH/AGL Deduction					327,922				
ASSESSED VALUE					131,135				
TOTAL EXEMPTION VALUE					HX HB WX 55,722				
BASE TAXABLE VALUE					75,413				
TOTAL JUST VALUE					459,057				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					386,332				