

LOT 5
IN OR 2329/1543
PIRATES WOOD 4 UNR

REAVES LEWIS C & MARA C
97600 PIRATES POINT RD
YULEE, FL 32097

2025

43-3N-28-509D-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	32	15	2018	5	690
BAS	1,484	100	1993	1,484	204,725
BAS	72	100	2018	72	9,932
FOP	424	30	1993	127	17,520
FSP	128	40	1993	51	7,035
FSP	352	40	1993	141	19,452
FUS	528	100	1993	528	72,840
STR	16	10	2018	2	276
STR	24	10	2018	2	276

TOTALS	3,060			2,412	332,746
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0300	BOAT DCK W	0	100	0	0	150.00	SF	40.00
3	0920	CWALL-WD/M	0	100	0	0	143.00	LF	390.00
4	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00
5	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00
6	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,412	114.2190	150.77	363,657	1984	2007	0	0	8.50	91.50
1 SNGL FAM - 100% - 2021 Heated Area: 2084 HX Base Yr 2021											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
97600 PIRATES POINT RD, YULEE				04/08/2025 MLU			

TOTAL OB/XF											
25,437											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		387,130	
TOTAL MARKET OB/XF VALUE		25,437	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		612,567	
SOH/AGL Deduction		183,674	
ASSESSED VALUE		428,893	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		373,171	
TOTAL JUST VALUE		612,567	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		566,660	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109258	REPAIR/RRF	25,000	08/01/2021
974137	NEW CONSTR	0	10/01/1997
B9704117	ADDITION	1,660	07/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE	
2329/1543	1/03/2020	WD Q	Q	I	01	465,000	
GRANTOR: ZUCKER DANIEL L & SHE							
GRANTEE: REAVES LEWIS C & MA							
1910/0025	3/28/2014	WD Q	Q	I	01	306,000	
GRANTOR: LAWRENCE GEORGE CHRIS							
GRANTEE: ZUCKER DANIEL L & S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W9 FSP=[YR=1993] W16 STR=[YR=2018] N4 W4 S4 E4\$ W28 S8 BAS=[YR=1993] S28 FOP=[YR=1993] S8 E53 N8 W53\$ E53 N28 W53\$ E44 N8\$ S8 E9 N8\$ PTR=E27 FUS=[YR=1993] E8 FSP=[YR=1993] E16 S8 W16 N8\$ S8 E16 S10 BAL=[YR=2018] E4 S8 W4 N8\$ S12 W16 STR=[YR=2018] W3 N8 E3 S8\$ N8 W8 N22\$ W27\$.									

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