

PT OF LOT 7 & ALL OF LOT 8
IN OR 2699/1217
PIRATES WOOD #4 UNR

GRAY ORVILLE & DIANA FAMILY REVOCABLE TRUST/GRAY O
97572 PIRATES POINT RD
YULEE, FL 32097

2025

43-3N-28-509D-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

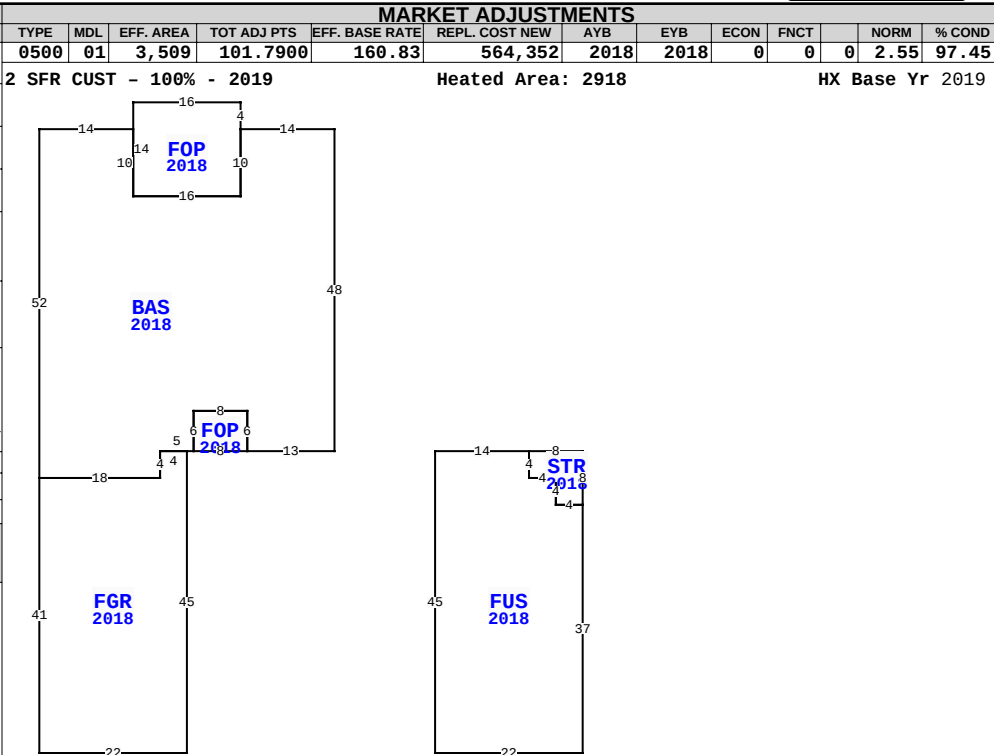
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2018	1,976	309,696
FGR	918	55	2018	505	79,148
FOP	48	30	2018	14	2,195
FOP	224	30	2018	67	10,501
FUS	942	100	2018	942	147,639
STR	48	10	2018	5	783

TOTALS	4,156			3,509	549,961
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	0	0	872.00	SF	40.00
2	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00
3	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,500.00
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00
5	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00
6	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00
7	0812	CONCRETE C	0	100	0	0	3,454.00	SF	4.00
8	0811	CONCRETE B	0	100	0	0	790.00	SF	5.20
9	0462	ST/AL FNC	0	100	132	0	528.00	SF	10.00
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF															68,270
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0300	BOAT DCK W	0	100	0	0	872.00	SF	40.00	40.00	100	2016	2016	3	78
2	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2016	2016	3	70
3	0317	DCK PLNG W	0	100	0	0	6.00	UT	1,500.00	1,500.00	100	2016	2016	3	70
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2018	2018	3	78
5	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2018	2018	3	84
6	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2018	2018	3	78
7	0812	CONCRETE C	0	100	0	0	3,454.00	SF	4.00	4.00	100	2018	2018	3	97
8	0811	CONCRETE B	0	100	0	0	790.00	SF	5.20	5.20	100	2018	2018	3	97
9	0462	ST/AL FNC	0	100	132	0	528.00	SF	10.00	10.00	100	2018	2018	3	84
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98

TOTAL OB/XF															68,270
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		559,859	
TOTAL MARKET OB/XF VALUE		68,270	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		828,129	
SOH/AGL Deduction		412,598	
ASSESSED VALUE		415,531	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		364,809	
TOTAL JUST VALUE		828,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		774,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702145	CO ISSUED	0	03/12/2018
B1702145	NEW CONSTR	358,423	03/16/2017
B1632650	DEMOLITION	0	07/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2699/1217	3/12/2024	SW	U	I	11	100	
GRANTOR: GRAY ORVILLE J JR & D							
GRANTEE: GRAY ORVILLE & DIAN							
1850/0513	3/27/2013	QC	U	V	11	2,900	
GRANTOR: NELSON CORRINE C							
GRANTEE: GRAY ORVILLE J JR &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2018] W14 FOP=[YR=2018] N4 W16 S14 E16 N10\$ S10 W16 N10 W14 S52 FGR=[YR=2018] S41 E22 N45 W4 S4 W18\$ E18 N4 E5 FOP=[YR=2018] E8 N6 W8 S6\$ N6 E8 S6 E13 N48\$ PTR= E15 S48 FUS=[YR=2018] E14 STR=[YR=2018] E8 S8 W4 N4 W4 N4\$ S4 E4 S4 E4 S37 W22 N45\$ N48 W15\$.									

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