

LOT 11
IN OR 2593/465
PIRATES WOOD 4 UNR

MILLER JOHN R & KARA LYNN
97536 PIRATES POINT ROAD
YULEE, FL 32097

2025

43-3N-28-509D-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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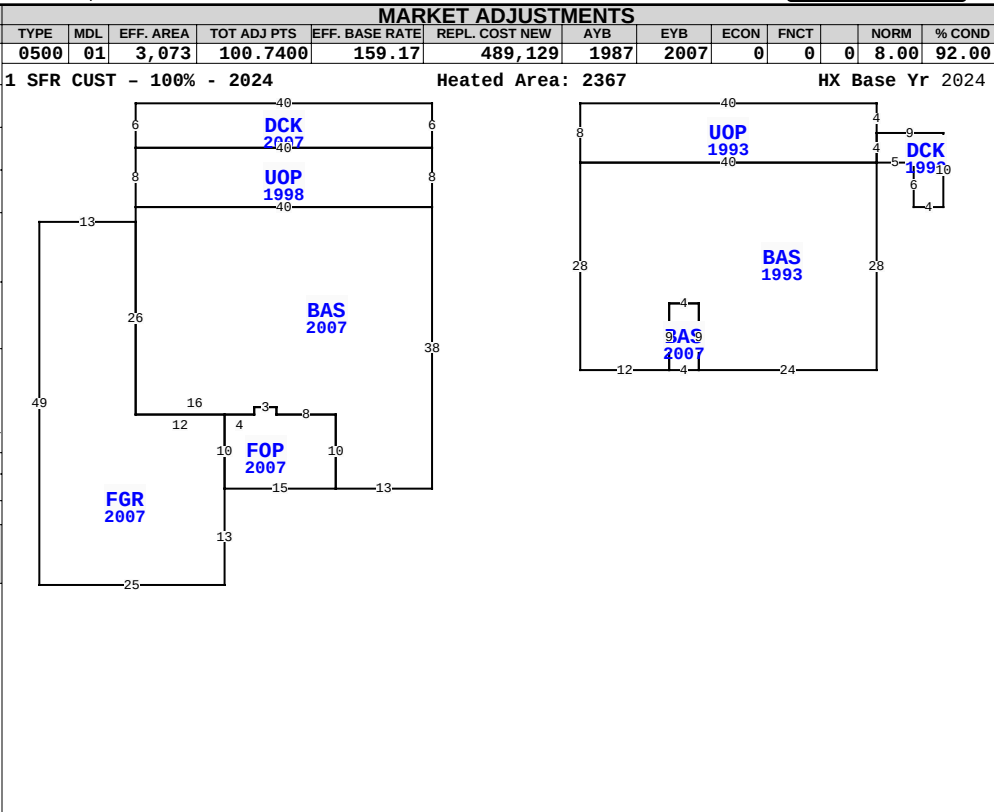
NEIGHBORHOOD/LOC	4032.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,084	100	1993	1,084	158,737
BAS	36	100	2007	36	5,272
BAS	1,247	100	2007	1,247	182,606
DCK	60	10	1993	6	879
DCK	240	10	2007	24	3,514
FGR	913	55	2007	502	73,511
FOP	153	30	2007	46	6,736
UOP	320	20	1993	64	9,372
UOP	320	20	1998	64	9,372

TOTALS	4,373			3,073	449,999
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0820	WOOD WALK	0	100	0	0	440.00	SF	11.75
2	0300	BOAT DCK W	0	100	160	4	640.00	SF	40.00
3	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00
4	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00
6	0812	CONCRETE C	0	100	0	0	1,479.00	SF	4.00
7	0350	CARPORT WD	0	100	20	14	280.00	SF	13.00

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									
14,368									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		449,999	
TOTAL LAND VALUE - MARKET		14,368	
TOTAL MARKET VALUE		200,000	
SOH/AGL Deduction		104,687	
ASSESSED VALUE		559,680	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		508,958	
TOTAL JUST VALUE		664,367	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		614,259	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1708150	H/AC	0	12/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2593/0465	9/12/2022	WD Q	Q	I	01
GRANTOR: QUIRK THOMAS WADE & K					SALE PRICE
GRANTEE: MILLER JOHN R & KAR					698,000
2531/1025	1/18/2022	WD Q	Q	I	01
GRANTOR: ENTER GERALD J & JOHN					635,000
GRANTEE: QUIRK THOMAS WADE &					

BUILDING NOTES									
BUILDING DIMENSIONS									
DCK=[YR=2007] W40 S6 UOP=[YR=1998] S8 BAS=[YR=2007] S2 FGR=[YR=2007] W13 S49 E25 N13 FOP=[YR=2007] E15 N10 W8 N1 W3 S1W4 S10\$ N10 W12 N26\$ S26 E16 N1 E3 S1 E8 S10 E13 N38 W40\$ E40 N8 W40\$ E40 N6\$ PTR=E20 UOP=[YR=1993] E40 S4DCK=[YR=1993] E9 S10 W4 N6 W5 N4\$ S4BAS=[YR=1993] S28 W24 BAS=[YR=2007] W4 N9 E4 S9\$ N9 W4 S9 W12 N28 E40\$ W40 N8\$ W20\$.									