LOT 14
IN OR 2020/66
PIRATES WOOD 4 UNR

ANDERSON AMANDA M & MICHAEL F
97488 PIRATES POINT ROAD
YULEE, FL 32097

2025

43-3N-28-509D-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

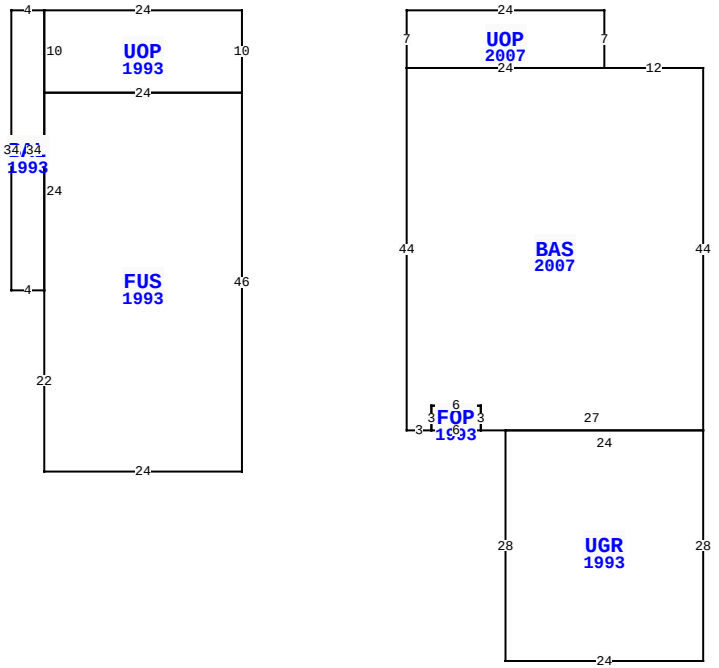
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	136	15	1993	20	2,600
BAS	1,566	100	2007	1,566	203,540
FOP	18	30	1993	5	650
FUS	1,104	100	1993	1,104	143,492
UGR	672	45	1993	302	39,253
UOP	240	20	1993	48	6,238
UOP	168	20	2007	34	4,420
TOTALS	3,904			3,079	400,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,079	111.5730	147.28	453,475	1990	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2017 Heated Area: 2670 HX Base Yr 2017



97488 PIRATES POINT RD, YULEE

BLD DATE 03/03/2023 NW | LGL DATE
XF DATE | LAND DATE 04/08/2025 MLU
INC DATE | AG DATE

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	0300	BOAT DCK W	0	100	0	0	864.00	SF	24.00	24.00	100	2000	2000	3	27	5,599	
2	0812	CONCRETE C	0	100	75	15	1,125.00	SF	4.00	4.00	100	1992	1992	3	62	2,790	
3	1242	WD DECK A	0	100	28	31	944.00	SF	7.50	7.50	100	1999	1999	3	20	1,416	
4	0825	BRICK	0	100	0	0	139.00	SF	10.63	10.63	100	2000	2000	3	93	1,373	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,192
TOTAL MARKET OB/XF VALUE		11,178
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		611,370
SOH/AGL Deduction		361,888
ASSESSED VALUE		249,482
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,760
TOTAL JUST VALUE		611,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109851	REPAIR/RRF	2,000	09/01/2021
B1802736	(20) WINDOWS	10,170	04/01/2018
972256	H/AC	0	03/01/1997
7830	ADDITION	20,400	02/07/1992
2829	H/AC	1,000	12/05/1988
4849	NEW CONSTR	31,920	06/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2020/0066	12/18/2015	WD	Q	I	01	240,000
GRANTOR: LEAR SHIRLEY A						
GRANTEE: ANDERSON AMANDA M &						
0336/0157	5/01/1981	WD	Q	V		12,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W24 BAL=[YR=1993] W4 S34 E4 FUS=[YR=1993] S22 E24 N46 W24 S24 $ N34$ S 10 E24 N10$ PTR= E20 UOP=[YR=2007] E24 S7 BAS=[YR=2007] E12 S44 UGR=[YR=1993] S28 W24 N28 E24$ W27 FOP=[YR=1993] W6 N3E6 S3$ N3 W6 S3 W3 N44 E24$ W24 N7$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 11,178

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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS