

LOT 15
IN OR 2780/833
PIRATES WOOD 4 UNR

BRYAN WESTIN K & LEANNE L
97472 PIRATES POINT ROAD
YULEE, FL 32097

2025

43-3N-28-509D-0015-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	20	FACE BRICK 100	0500	01	2,865	105.7500	167.08	478,684	2003	2003	0	0	0	15.75	84.25	VALUATION SUMMARY										
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2005													Heated Area: 2207										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2005										
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	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	1,869	100	2003	1,869	263,090																					
FGR	824	55	2003	453	63,766																					
FOP	155	30	2003	46	6,475																					
FOP	156	30	2003	47	6,616																					
FOP	372	30	2003	112	15,766																					
FUS	338	100	2003	338	47,579																					
TOTALS			3,714		2,865	403,291																				
EXTRA FEATURES						97472 PIRATES POINT RD, YULEE																				
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	OB/XF MKT VALUE	NOTES									
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010										
2	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	2003	2003	3	82	2,865										
3	0300	BOAT DCK W	0	100	0	0	740.00	SF	40.00	40.00	100	2003	2003	3	30	8,880										
4	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2003	2003	3	20	180										
5	0303	FLT DOCK W	0	100	10	8	80.00	SF	26.00	26.00	100	2003	2003	3	30	624										
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2003	2003	3	20	300										
LAND DESCRIPTION																										
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	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																										