

HARMAN TERRANCE D & SHARON A
97454 PIRATES POINT ROAD
YULEE, FL 32097

43-3N-28-509D-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31										0900 01 1,897 117.6147 155.25 294,509 1998 1998 0 0 12.75 87.25										Tax Group: 4 Tax Dist:									
Roof Structur 08										1 SNGL FAM - 100% - 1999 Heated Area: 1471 HX Base Yr 1999										BUILDING MARKET VALUE 256,959									
Roof Cover 03																				TOTAL MARKET OB/XF VALUE 12,432									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 200,000									
Interior Floo 14																				TOTAL MARKET VALUE 469,391									
Interior Floo 11																				SOH/AGL Deduction 258,447									
Air Condition 03																				ASSESSED VALUE 210,944									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms										3 100										BASE TAXABLE VALUE 160,222									
Bathrooms										2 100										TOTAL JUST VALUE 469,391									
Frame										02 WOOD FRAME 100										NCON VALUE 0									
Stories										1. 1. 100										INCOME VALUE									
Units										0 100										PREVIOUS YEAR MKT VALUE 427,857									
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									
BAS										1,471 100 1998										1,471 199,255									
FGR										440 55 1998										242 32,781									
FOP										35 30 1998										10 1,355									
UEP										290 60 2007										174 23,570									
TOTALS										2,236										1,897 256,959									
EXTRA FEATURES										97454 PIRATES POINT RD, YULEE										BLD DATE									
																				XF DATE									
																				INC DATE									
																				LGL DATE									
																				LAND DATE									
																				AG DATE									
																				04/08/2025 MLU									
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 0810										CONCRETE A										0 100 20 3									
60.00										SF 6.50										6.50									
100										1998										1998									
3 0810										CONCRETE A										0 100 16 20									
320.00										SF 6.50										6.50									
100										1998										1998									
3 0300										BOAT DCK W										0 100 0 0									
660.00										SF 40.00										40.00									
100										2000										2000									
4 0303										FLT DOCK W										0 100 40 8									
320.00										SF 26.00										26.00									
100										2005										2005									
5 0310										AL GANG WY										0 100 0 0									
20.00										LF 115.00										115.00									
100										2005										2005									
TOTAL OB/XF										12,432																			
LAND DESCRIPTION																													
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
DPHT 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																													
REVIEW DATE										05/12/2019										BY									
KBA										Total Acres: 0.00										Total Land Value: 200,000									
Market: 0										Agricultural: 0										Common: 200,000									
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