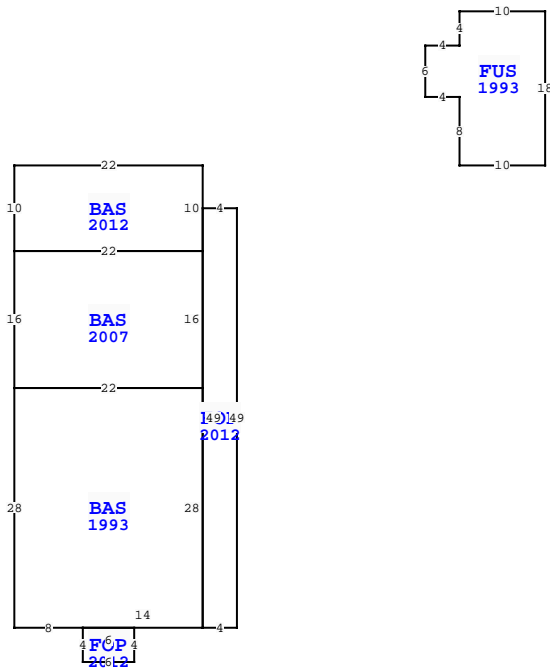


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	06	BD/BATTEN	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	04	PLYWOOD	50		
Interior Wall	05	DRYWALL	50		
Interior Floor	11	CLAY TILE	70		
Interior Floor	14	CARPET	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	2.	2.100			
Units		0	100		
BUD8 Adjustme	04	DIST 01	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
BAS	616	100	1993	616	78,435
BAS	352	100	2007	352	44,819
BAS	220	100	2012	220	28,012
FOP	24	30	2012	7	891
FOP	196	30	2012	59	7,512
FUS	204	100	1993	204	25,975
TOTALS	1,612			1,458	185,645

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,458	123.2721	162.72	237,246	1975	1995	0	0	21.75	78.25
1 SNGL FAM - 100% - 2023											
Heated Area: 1392											
HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			231,877
TOTAL MARKET OB/XF VALUE			35,159
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			467,036
SOH/AGL Deduction			54,888
ASSESSED VALUE			412,148
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			361,426
TOTAL JUST VALUE			467,036
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			420,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01703	GAS	600	03/01/2012
R12762	ADDITION	32,000	08/01/2011
P14901	NEW CONSTR	0	08/01/2011
B24944	ADDITION	68,048	07/01/2011
974302	GARAGE	13,260	10/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1349	8/01/2008	WD	Q	I		382,500
GRANTOR: BRUCE RICHARD J & JAN						
GRANTEE: HECK GLEN C & GAY E						
0598/0741	5/31/1990	WD	Q	I		80,000
GRANTOR: SMITH WILLIAM C						
GRANTEE: BRUCE RICHARD & J M						

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

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[YR=2012] W22 S10 BAS=[YR=2007] S16 BAS=[YR=1993] S28 E8FOP=[YR=2012] S4 E6 N4 W6 \$ E14 FOP=[YR=2012] E4 N49 W4 S49 \$ N28 W22\$E22 N16 W22 \$ E22 N10 \$ PTR= E30 FUS=[YR=1993] N8 W4 N6 E4 N4 E10 S18W10\$W30\$.	

EXTRA FEATURES																	
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	0300	BOAT DCK W	0	100	0	0	868.00	SF	40.00	40.00	100	2010	2010	3	56	19,443	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1988	1988	3	20	480	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
4	0810	CONCRETE A	0	100	18	26	468.00	SF	6.50	6.50	100	1998	1998	3	73	2,221	
5	0812	CONCRETE C	0	100	0	0	1,480.00	SF	4.00	4.00	100	2000	2000	3	77	4,558	
6	0303	FLT DOCK W	0	100	12	20	200.00	SF	26.00	26.00	100	2010	2010	3	56	2,912	
7	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2010	2010	3	40	360	
8	1242	WD DECK A	0	100	0	0	625.00	SF	10.00	10.00	100	2005	2005	3	22	1,375	
9	1242	WD DECK A	0	100	0	0	132.00	SF	10.00	10.00	100	2005	2005	3	22	290	
10	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2018	2018	3	78	1,560	

LAND DESCRIPTION										TOTAL OB/XF														
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							

LOT 24  
IN OR 1579/1349  
PIRATES WOOD #4 UNR

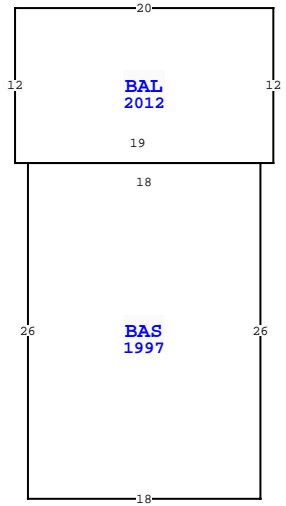
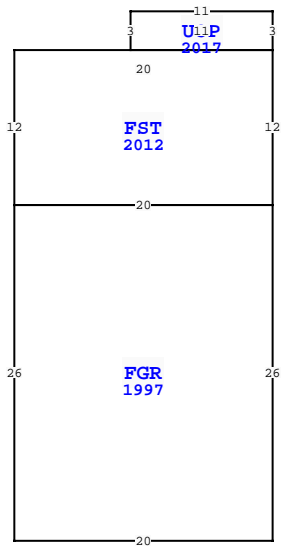
HECK GLEN C/ROBB GAY E  
97314 PIRATES POINT ROAD  
YULEE, FL 32097

**2025**

43-3N-28-509D-0024-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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
BAL	240	15	2012
BAS	468	100	1997
FGR	520	55	1997
FST	240	55	2012
UOP	33	20	2017
TOTALS	1,501		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	ACCESORY U	-	100%	-	2023						
Heated Area: 468					HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			231,877
TOTAL MARKET OB/XF VALUE			35,159
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			467,036
SOH/AGL Deduction			54,888
ASSESSED VALUE			412,148
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			361,426
TOTAL JUST VALUE			467,036
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			420,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1349	8/01/2008	WD Q	Q	I		382,500
GRANTOR: BRUCE RICHARD J & JAN						
GRANTEE: HECK GLEN C & GAY E						
0598/0741	5/31/1990	WD Q	Q	I		80,000
GRANTOR: SMITH WILLIAM C						
GRANTEE: BRUCE RICHARD & J M						

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

EXTRA FEATURES																
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

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2017] N3 W11 S3 E11\$ FST=[YR=2012] W20 S12	
FGR=[YR=1997] S26 E20 N26 W20 \$ E20 N12 \$ PTR= E30	
BAL=[YR=2012] E20 S12 W1 BAS=[YR=1997] S26 W18 N26 E18 \$	
W19 N12 \$ W30 \$ .	

LAND DESCRIPTION										TOTAL OB/XF														
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