LOT 25
IN OR 797/1682
PIRATES WOOD # 4 UNR

**COMPANION JAMES M & TERESA L**
97292 PIRATES POINT ROAD
YULEE, FL 32097-3562

**2025**

**43-3N-28-509D-0025-0000**

## BUILDING CHARACTERISTICS

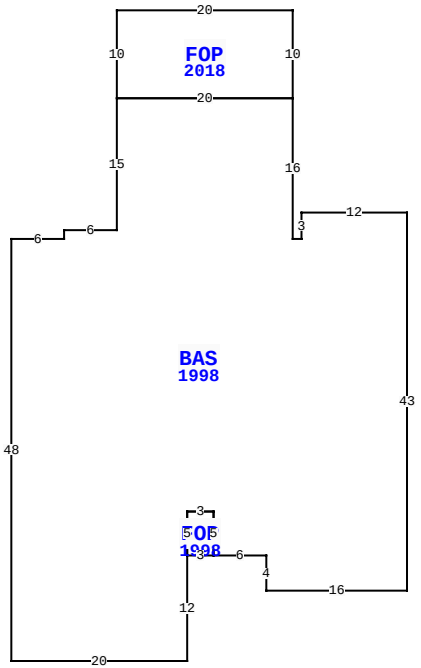
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 |
|---|---|---|---|---|---|
| BAS | 2,271 | 100 | 1998 | 2,271 | 278,943 |
| FOP | 15 | 30 | 1998 | 4 | 491 |
| FOP | 200 | 30 | 2018 | 60 | 7,370 |
| TOTALS | 2,486 | | | 2,335 | 286,804 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,335 | 111.4407 | 147.10 | 343,478 | 1998 | 2002 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SNGL FAM – 100% - 1999 Heated Area: 2271 HX Base Yr 1999




97292 PIRATES POINT RD, YULEE

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 286,804 |
| TOTAL MARKET OB/XF VALUE | 23,201 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 510,005 |
| SOH/AGL Deduction | 266,981 |
| ASSESSED VALUE | 243,024 |
| TOTAL EXEMPTION VALUE | HX HB 50,722 |
| BASE TAXABLE VALUE | 192,302 |
| TOTAL JUST VALUE | 510,005 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 469,255 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2109515 | REPAIR/RRF | 14,165 | 09/01/2021 |
| 974197 | NEW CONSTR | 100,000 | 08/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0797/1682 | 6/26/1997 | WD | Q | V | | 35,000 |
| GRANTOR: ELLIS ELIZABETH D | | | | | | |
| GRANTEE: COMPANION JAMES M & | | | | | | |
| 0601/0125 | 7/02/1990 | WD | Q | V | | 35,000 |
| GRANTOR: SMITH WILLIAM C | | | | | | |
| GRANTEE: ELLIS ELIZABETH D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W12 S3 W1 N16 FOP=[YR=2018] N10 W20 S10 E20$ W20 S15 W6 S1 W6 S48 E20 N12 FOP=[YR=1998] E3 N5 W3 S5 $ N5 E3 S5 E6 S4 E16 N43 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 80 | 2,800 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 25 | 3 | 75.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 356 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 16 | 60 | 960.00 | SF | 5.20 | 5.20 | 100 | 1998 | 1998 | 3 | 73 | 3,644 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 252.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 21 | 529 | |
| 5 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 900.00 | SF | 40.00 | 40.00 | 100 | 2004 | 2004 | 3 | 32 | 11,520 | |
| 6 | 0310 | AL GANG WY | 0 | 100 | 0 | 0 | 17.00 | LF | 115.00 | 115.00 | 100 | 2004 | 2004 | 3 | 21 | 411 | |
| 7 | 0303 | FLT DOCK W | 0 | 100 | 20 | 10 | 200.00 | SF | 26.00 | 26.00 | 100 | 2004 | 2004 | 3 | 32 | 1,664 | |
| 8 | 0322 | BOAT LFT L | 0 | 100 | 0 | 0 | 2.00 | UT | 1,500.00 | 1,500.00 | 100 | 2004 | 2004 | 3 | 21 | 630 | |
| 9 | 0350 | CARPORT WD | 0 | 100 | 36 | 16 | 576.00 | SF | 13.00 | 13.00 | 100 | 2005 | 2005 | 3 | 22 | 1,647 | |

## LAND DESCRIPTION

TOTAL OB/XF 23,201

| 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