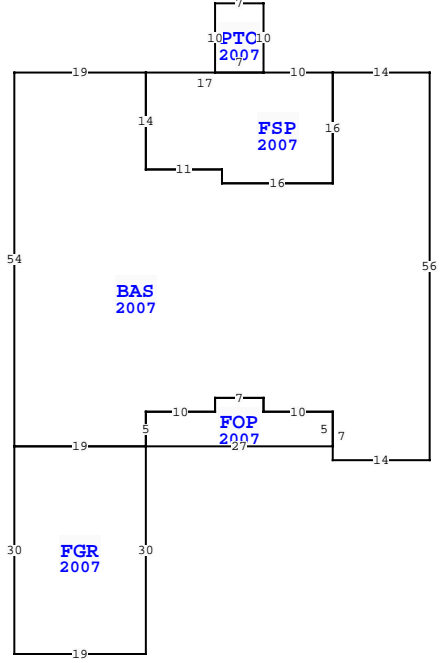


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD4 Adjustme	30	. 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2013									
					Heated Area: 2709							
						HX Base Yr 2013						



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	2,709	100	2007	2,709	493,422
FGR	570	55	2007	314	57,193
FOP	149	30	2007	45	8,196
FSP	410	40	2007	164	29,871
PTO	70	5	2007	4	729
TOTALS	3,908			3,236	589,410

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	0811	CONCRETE B	0	100	0	0	1,436.00	SF	5.20	5.20	100	2007	2007	3	87	6,496	
2	0300	BOAT DCK W	0	100	0	0	1,098.00	SF	40.00	40.00	100	2007	2007	3	44	19,325	
3	0303	FLT DOCK W	0	100	10	21	210.00	SF	26.00	26.00	100	2007	2007	3	44	2,402	
4	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2007	2007	3	27	405	
5	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2007	2007	3	27	243	
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2007	2007	3	27	540	
7	0350	CARPORT WD	0	100	32	14	448.00	SF	13.00	13.00	100	2010	2010	3	40	2,330	

97274 PIRATES POINT RD, YULEE	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			589,410
TOTAL MARKET OB/XF VALUE			31,741
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			821,151
SOH/AGL Deduction			449,548
ASSESSED VALUE			371,603
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			315,881
TOTAL JUST VALUE			821,151
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			766,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226576	XFOB	7,300	11/01/2012
C17614	NEW CONSTR	0	12/01/2006
B17614	NEW CONSTR	0	12/01/2006
M12209	MECH OTHER	0	11/01/2006
R09528	REPAIR/RRF	2,500	07/01/2006
E0617508	ELEC OTHER	0	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1776/1535	1/31/2012	WD Q	Q	I	02	375,000
GRANTOR: COX FRED W & SHERRI L						
GRANTEE: WATSON DAVID J & AN						
1152/1674	7/11/2003	WD Q	Q	V		90,000
GRANTOR: COTTLE MARGUERITE R &						
GRANTEE: COX FRED W & SHERRI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2007] W14FSP=[YR=2007] W10PTO=[YR=2007] N10W7S10E7\$W17S14E11S2E16N16\$ S16W16N2W11N14W19S54FGR=[YR=2007] S30E19N30W19\$E19FOP=[YR=2007] E27N5 W10N2W7S2W10S5\$N5E10N2E7S2E10 S7E14N56\$.

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								