

LOT 28
IN OR 2428/850
PIRATES WOOD 4 UNR

BRANAN EDWARD ROBERT
97279 LAFITTES WAY
YULEE, FL 32097

2025

43-3N-28-509D-0028-0000



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	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 200,000 TOTAL MARKET VALUE 200,000 SOH/AGL Deduction 13,000 ASSESSED VALUE 187,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 187,000 TOTAL JUST VALUE 200,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 170,000										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 04																											
NEIGHBORHOOD/LOC 4032.00																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2428/0850 1/26/2021 WD Q V 01 169,000 GRANTOR: TURNER MONICA GRANTEE: BRANAN EDWARD ROBER 2332/1874 1/02/2020 QC U V 11 100 GRANTOR: TURNER DAVID W SR GRANTEE: TURNER MONICA											
TOTALS																BUILDING NOTES											
EXTRA FEATURES						97246 PIRATES POINT RD, YULEE										BUILDING DIMENSIONS											
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											
																	LAND DESCRIPTION TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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 04/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS																											