

LOT 29  
IN OR 855/612  
PIRATES WOOD 4 UNR

BLAKE CHRISTOPHER T & RHONDA L  
97289 PIRATES POINT ROAD  
YULEE, FL 32097

2025

43-3N-28-509D-0029-0000



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														
																	<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 200,000 <b>TOTAL MARKET VALUE</b> 200,000 <b>SOH/AGL Deduction</b> 28,813 <b>ASSESSED VALUE</b> 171,187 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 171,187 <b>TOTAL JUST VALUE</b> 200,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 170,000															
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION		AMT		ISSUED							
MAP NUM																																
NEIGHBORHOOD/LOC 4032.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																																
EXTRA FEATURES						PIRATES POINT RD, YULEE										BLD DATE		LGL 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																
																	SALES DATA				OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE	
																					0855/0612		11/10/1998		WD U		V		07		100	
																					GRANTOR: BROWN MICHAEL P				GRANTEE: BLAKE CHRISTOPHER T							
																					0844/1084		8/12/1998		WD Q		V				46,000	
																					GRANTOR: BROWN MICHAEL P				GRANTEE: BLAKE CHRISTOPHER &							
																					BUILDING NOTES											
																					BUILDING DIMENSIONS											
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	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	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																																