

LOT 30
IN OR 2147/1758
PIRATES WOOD #4 UNR

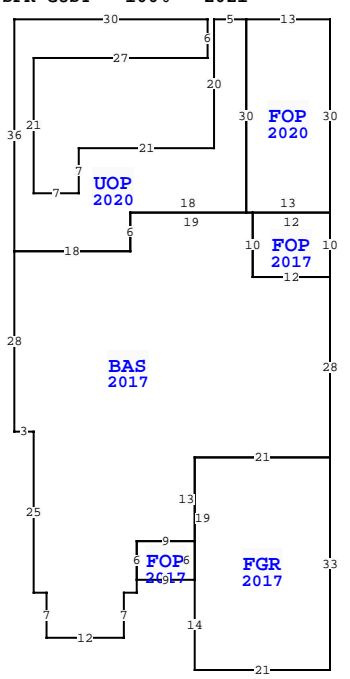
WILSON GARRETT
97222 PIRATES POINT ROAD
YULEE, FL 32097

2025

43-3N-28-509D-0030-0000
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	03	CONC FINSH	70		
Interior Floo	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	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,159	100	2017	2,159	325,967
FGR	693	55	2017	381	57,524
FOP	54	30	2017	16	2,415
FOP	120	30	2017	36	5,435
FOP	390	30	2020	117	17,665
UOP	741	20	2020	148	22,345
TOTALS	4,157			2,857	431,351

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%	- 2021								
				Heated Area:	2159			HX Base Yr	2021		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			431,351
TOTAL MARKET OB/XF VALUE			121,160
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			752,511
SOH/AGL Deduction			276,154
ASSESSED VALUE			476,357
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			425,635
TOTAL JUST VALUE			752,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			707,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003645	SWIM POOL	71,000	04/30/2020
B20036XX	SCRN ENCLSR	10,000	04/30/2020
C1632358	CO ISSUED	0	02/07/2017
B1632358	NEW CONSTR	273,839	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2147/1758	9/19/2017	WD Q	Q	V	01	140,000
GRANTOR: BLAKE CHRISTOPHER & R						
GRANTEE: WILSON GARRETT						
1240/1220	6/24/2004	WD Q	Q	V		90,000
GRANTOR: NELSON CHRISTINE S						
GRANTEE: BLAKE CHRISTOPHER &						

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	0920	CWALL-WD/M	0	100	0	0	108.00	LF	195.00	195.00	100	2016	2016	3	70	14,742	
2	0300	BOAT DCK W	0	100	0	0	993.00	SF	40.00	40.00	100	2016	2016	3	78	30,982	
3	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2016	2016	3	70	1,610	
4	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,100.00	1,100.00	100	2016	2016	3	70	1,540	
5	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2016	2016	3	78	4,056	
6	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2016	2016	3	70	1,750	
7	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	2017	2017	3	96	1,123	
8	0812	CONCRETE C	0	100	0	0	2,052.00	SF	4.00	4.00	100	2017	2017	3	96	7,880	
9	0810	CONCRETE A	0	100	0	0	650.00	SF	6.50	6.50	100	2020	2020	3	98	4,141	
10	0861	POOL GUNIT	0	100	0	0	441.00	SF	85.00	85.00	100	2020	2020	3	90	33,737	

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	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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

