

LOT 31  
IN OR 2189/1726  
PIRATES WOOD 4 UNR

JONES ANGIE/THOMPSON NORMAN ALLEN JR  
97208 PIRATES POINT ROAD  
YULEE, FL 32097

2025

43-3N-28-509D-0031-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
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	
0900	01	2,601	111.6864	147.43	383,465	1982	1992	0	0	16.00	84.00	

1 SNGL FAM - 100% - 2019 Heated Area: 2132 HX Base Yr 2019

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			322,111
TOTAL MARKET OB/XF VALUE			5,548
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			527,659
SOH/AGL Deduction			239,681
ASSESSED VALUE			287,978
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			237,256
TOTAL JUST VALUE			527,659
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			464,390

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	952	100	1993	952	117,897
FOP	70	30	1993	21	2,601
FOP	313	30	1993	94	11,641
FUS	952	100	1993	952	117,897
FUS	228	100	2007	228	28,236
STR	96	10	2018	10	1,238
UGR	616	45	1993	277	34,304
UOP	336	20	1993	67	8,298
TOTALS	3,563			2,601	322,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
980755	REPAIR/RRF	3,500	05/01/1998
95 02269	GARAGE	10,472	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/1726	4/13/2018	QC	U	I	11	132,000

GRANTOR: JONES ANGIE  
GRANTEE: JONES ANGIE & NORMA  
2158/0695 11/10/2017 SW Q I 02 289,900  
GRANTOR: FEDERAL HOME LOAN MOR  
GRANTEE: JONES ANGIE

EXTRA FEATURES		97208 PIRATES POINT RD, YULEE															
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	634.00	SF	5.20	5.20	100	1995	1995	3	68	2,242	
2	0811	CONCRETE B	0	100	0	0	871.00	SF	5.20	5.20	100	1998	1998	3	73	3,306	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/08/2025	MLU

BUILDING NOTES												
<b>BUILDING DIMENSIONS</b> UOP=[YR=1993] W28 S12 BAS=[YR=1993] S34 E3 UGR=[YR=1993] S28 E22 N28 W22\$ E25 N34 W28\$ E28 N12\$ PTR=E50 FUS=[YR=2007] W19 FOP=[YR=1993] W19 S29 E5 FUS=[YR=1993] S17 E28 N20 POP=[YR=1993] E1 STR=[YR=2018] S10 E4 N6 E4 N14 W4 S10 W4\$ E4 N14 W5 S14\$ N14 W28 S17\$ N17 E14 N12\$ S12 E19 N12\$ W50\$.												

LAND DESCRIPTION													TOTAL OB/XF 5,548												
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								