

LOT 32
IN OR 733/1307
PIRATES WOOD # 4 UNR

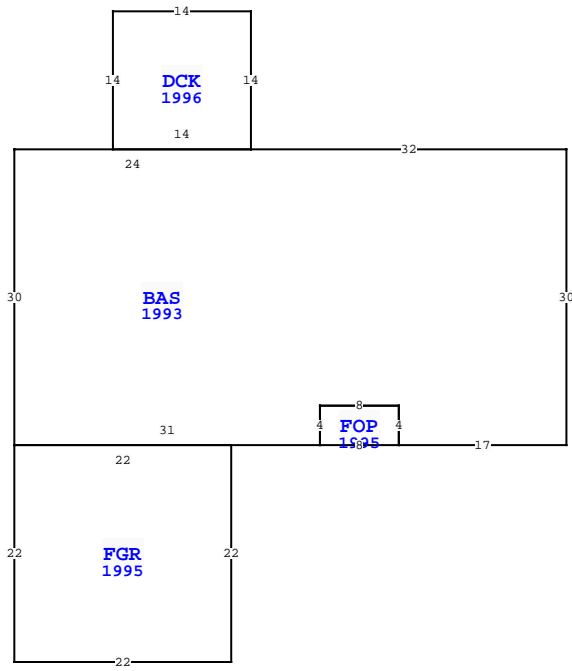
FOWLER LARRY W & PATRICIA L
97202 PIRATES POINT RD
YULEE, FL 32097

2025

43-3N-28-509D-0032-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	1,648	100	1993
DCK	196	10	1996
FGR	484	55	1995
FOP	32	30	1995
TOTALS	2,360		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,944	118.8495	156.88	304,975	1995	1995	0	0	14.50	85.50
1 SNGL FAM - 100% - 1996 Heated Area: 1648 HX Base Yr 1996											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			260,754
TOTAL MARKET OB/XF VALUE			9,963
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			470,717
SOH/AGL Deduction			303,633
ASSESSED VALUE			167,084
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			116,362
TOTAL JUST VALUE			470,717
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			428,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 02100	NEW CONSTR	67,232	07/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0733/1307	6/11/1995	WD Q	Q	V		50,000
GRANTOR: WEAVER GERALDINE NETT						
GRANTEE: FOWLER LARRY W & PA						
0366/0454	8/01/1982	LE U	V			100
GRANTOR:						
GRANTEE:						

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	0810	CONCRETE A	0	100	0	343.00	SF	6.50	6.50	100	1996	1996	3	70	1,561								
2	0300	BOAT DCK W	0	100	0	220.00	SF	40.00	40.00	100	1996	1996	3	23	2,024								
3	0803	ASPHALT C	0	100	0	4,682.00	SF	2.00	2.00	100	2000	2000	3	50	4,682								
4	0311	WD GANG WY	0	100	0	20.00	SF	45.00	45.00	100	2005	2005	3	22	198								
5	0303	FLT DOCK W	0	100	20	160.00	SF	26.00	26.00	100	2005	2005	3	36	1,498								
TOTALS															2,360	1,944	260,754						

BLD DATE		03/03/2023	NW	LGL DATE	04/08/2025	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=1993] W32 DCK=[YR=1996] N14 W14 S14 E14 \$ W24 S30	
FGR=[YR=1995] S22 E22 N22 W22\$ E31 FOP=[YR=1995] E8 N4 W8 S4\$	
N4 E8 S4 E17 N30\$.	

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							