LOT 68 & E1/2 OF LOT 69
IN OR 802/408
FPL ESMT IN OR 966/425

POTEAT SHIRLEY A
97358 PIRATES WAY
YULEE, FL 32097

**2025**

**43-3N-28-509D-0068-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

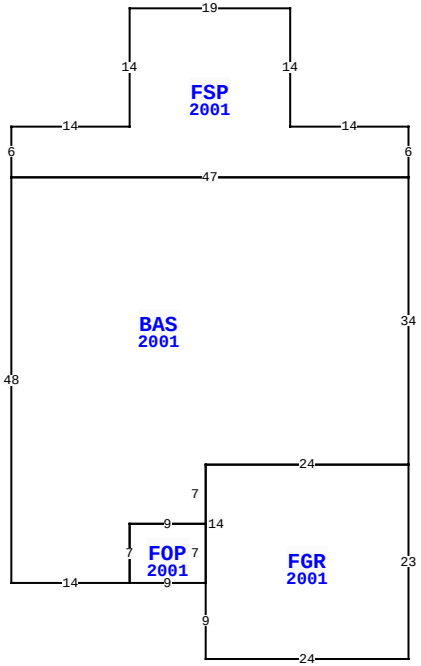
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,857 | 100 | 2001 | 1,857 | 255,589 |
| FGR | 552 | 55 | 2001 | 304 | 41,841 |
| FOP | 63 | 30 | 2001 | 19 | 2,615 |
| FSP | 548 | 40 | 2001 | 219 | 30,142 |
| TOTALS | 3,020 | | | 2,399 | 330,186 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,399 | 117.8205 | 155.52 | 373,092 | 2001 | 2001 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SNGL FAM – 100% - 2003 Heated Area: 1857 HX Base Yr 2003




97358 PIRATES WAY, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 330,186 |
| TOTAL MARKET OB/XF VALUE | | 12,861 |
| TOTAL LAND VALUE - MARKET | | 255,000 |
| TOTAL MARKET VALUE | | 598,047 |
| SOH/AGL Deduction | | 335,389 |
| ASSESSED VALUE | | 262,658 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 211,936 |
| TOTAL JUST VALUE | | 598,047 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 544,677 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0007186 | NEW CONSTR | 120,169 | 06/01/2000 |
| 984354 | TEMP POLE | 0 | 05/01/1998 |
| 95-2025 | TEMP POLE | 0 | 08/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0802/0408 | 8/06/1997 | WD | U | V | 09 | 46,500 |
| GRANTOR: HINSON JAMES W JR & E | | | | | | |
| GRANTEE: POTEAT SHIRLEY A | | | | | | |
| 0531/0074 | 11/13/1987 | MS | U | V | | 30,000 |
| GRANTOR: LAVENDER WM & JORENE | | | | | | |
| GRANTEE: HINSON JAMES JR & E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2001] W14 N14 W19 S14 W14 S6 BAS=[YR=2001] S48 E14
FOP=[YR=2001] E9 FGR=[YR=2001] S9 E24 N23 W24 S14 $ N7 W9
S7 $ N7 E9 N7 E24 N34 W47 $ E47 N6 $ .

## EXTRA FEATURES

| LN | 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,238.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 79 | 3,912 | |
| 2 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 416.00 | SF | 40.00 | 40.00 | 100 | 2001 | 2001 | 3 | 28 | 4,659 | |
| 3 | 0920 | CWALL-WD/M | 0 | 100 | 0 | 0 | 50.00 | LF | 390.00 | 390.00 | 100 | 2005 | 2005 | 3 | 22 | 4,290 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,861

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | 100 | | RSF-1 | 0.00 | 0.00 | 1.50 | LT | | 1.00 | 1.00 | 0.85 | 200,000.00 | 170,000.00 | 255,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/30/2025 BY SYS