LOT 74
IN OR 2276/844
PIRATES WOOD 4 UNR

THORNTON SAVANNA/VANDERHOOF MICHAEL
97268 PIRATES WAY
YULEE, FL 32097

2025

43-3N-28-509D-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

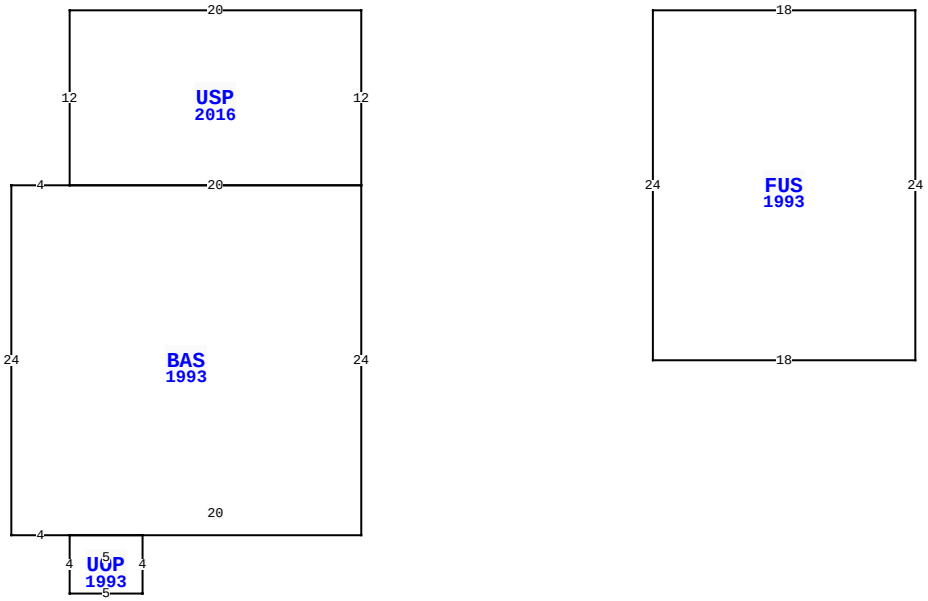
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	1993	576	90,237
FUS	432	100	1993	432	67,678
UOP	20	20	1993	4	627
USP	240	30	2016	72	11,279
TOTALS	1,268			1,084	169,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,084	130.7775	172.63	187,131	1991	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2020 Heated Area: 1008 HX Base Yr 2020



97268 PIRATES WAY, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		169,821
TOTAL MARKET OB/XF VALUE		2,478
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		272,299
SOH/AGL Deduction		127,871
ASSESSED VALUE		144,428
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,706
TOTAL JUST VALUE		272,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7869	NEW CONSTR	0	12/13/1991
6216	NEW CONSTR	40,320	01/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2734/105	8/22/2024	QC	U	I	11	100
GRANTOR: THORNTON SAVANNA						
GRANTEE: THORNTON SAVANNA						
2276/0844	5/22/2019	WD	Q	I	02	165,000
GRANTOR: STILLWELL DOROTHEA F						
GRANTEE: THORTON SAVANNA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2016] W20S12 BAS=[YR=1993] W4 S24 E4 UOP=[YR=1993] S4 E5 N4 W5$ E20 N24 W20$ E20 N12$ PTR= E20 FUS=[YR=1993] E18 S24 W18 N24$ W20$.

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	0810	CONCRETE A	0	100	0	0	465.00	SF	6.50	6.50	100	2003	2003	3	82	2,478	

LAND DESCRIPTION

TOTAL OB/XF 2,478

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS