LOT 20 PT OF OR 220/576
OR 280 PG 440
PIRATES WOOD # 5 UNR

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

43-3N-28-509E-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

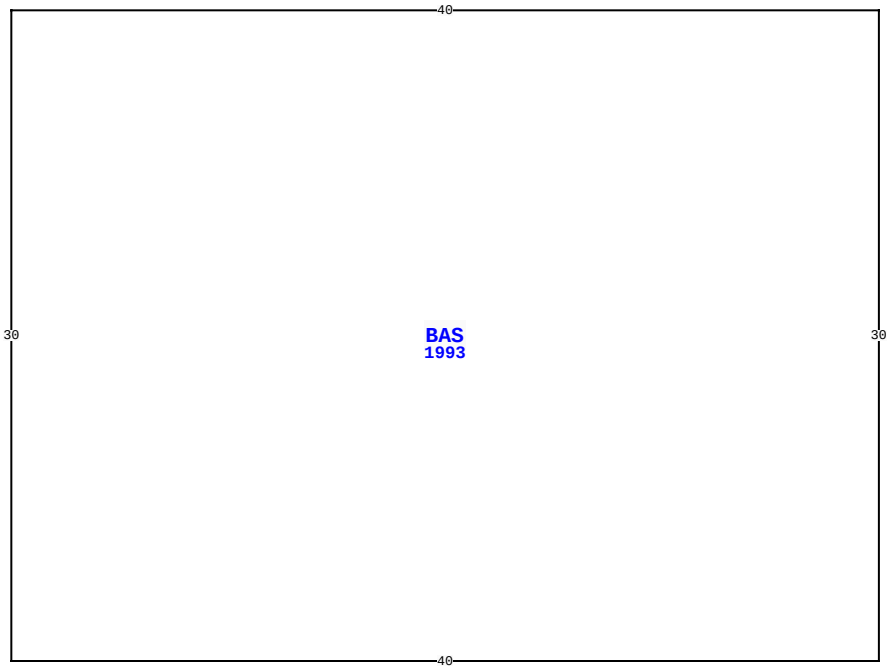
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	20,131
TOTALS	1,200			1,200	20,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,200	81.4800	37.28	44,736	1990	1990	0	0	0	55.00	45.00

1 STOR WAREH – 0% - 0 Heated Area: 1200 HX Base Yr



97047 PIRATES WAY, YULEE

BLD DATE	02/08/2018	KK	LGL DATE	
XF DATE	02/08/2018	KK	LAND DATE	06/16/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		20,131
TOTAL MARKET OB/XF VALUE		4,492
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		149,623
SOH/AGL Deduction		63,400
ASSESSED VALUE		86,223
TOTAL EXEMPTION VALUE	03	86,223
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		149,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6539	NEW CONSTR	15,532	06/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0220/0576	1/01/1976	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S30 E40 N30 $.

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	0803	ASPHALT C	0	0	0	0	4,332.00	SF	2.00	2.00	100	1990	1990	3	50	4,332	
2	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1990	1990	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 4,492

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	008600	C	COUNTY	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	100,000.00	125,000.00	125,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS