

LOTS 19 & 20
IN OR 2583/1762
PIRATES WOOD #6 UNR

GILES ANDREW B & SARAH LYNN
97095 DOUBLON WAY
YULEE, FL 32097

2025

43-3N-28-509F-0019-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structure	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	Quality Level 03			
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	2,297	100	2014	2,297	372,726
FGR	549	55	2014	302	49,004
FOP	96	30	2014	29	4,706
FOP	219	30	2014	66	10,710
TOTALS	3,161			2,694	437,146

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,694	107.7120	170.18	458,465	2014	2014	0	0	0	95.35
1 SFR CUST - 100% - 2020				Heated Area: 2297				HX Base Yr 2020			
The site map shows a large irregular lot with several internal divisions. The lot is bounded by a 29-foot segment on the left, a 22-foot segment on the bottom-left, and a 30-foot segment on the right. Internal boundaries include a 33-foot segment at the top-left, a 22-foot segment at the top-right, and a 16-foot segment in the center. Three specific areas are labeled: 'FOP 2014' (Front Yard) in the top-right, 'BAS 2014' (Back Yard) in the center-right, and 'FGR 2014' (Front Yard) in the bottom-left. Other dimensions include 4.2, 3, 11, 6, 4, 7, 3, 13, 21, 11, 9, 2, 12, 8, and 24 feet.											
BLD DATE								LGL DATE			
XF DATE								LAND DATE		06/16/2023 MLU	

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