LOT 10
PIRATES WOOD ESTATES PB 5/273

GANDY EDWARD S/GANDY BERNARD P
97236 PIRATES WAY
YULEE, FL 32097

2025

43-3N-28-509G-0010-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

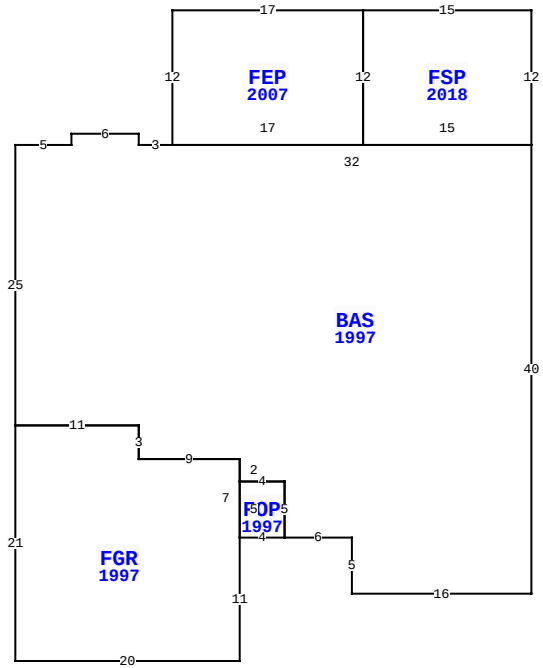
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,503	100	1997	1,503	201,719
FEP	204	80	2007	163	21,877
FGR	393	55	1997	216	28,989
FOP	20	30	1997	6	805
FSP	180	40	2018	72	9,663
TOTALS	2,300			1,960	263,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,960	117.2031	154.71	303,232	1997	1997	0	0	0	13.25	86.75

1 SNGL FAM – 0% - 2025 Heated Area: 1503 HX Base Yr



97236 PIRATES WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	263,054
TOTAL MARKET OB/XF VALUE	4,705
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	367,759
SOH/AGL Deduction	0
ASSESSED VALUE	367,759
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,759
TOTAL JUST VALUE	367,759
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104779	ROOF	12,000	04/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/52	2/25/2025	QC	U	I	11	123,000
GRANTOR: MCBRIDE DEBORAH K						
GRANTEE: GANDY BERNARD P						
2747/925	10/31/2024	FJ	U	I	11	0
GRANTOR: GANDY MARGIE P EST						
GRANTEE: MCBRIDE DEBORAH K						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W15 FEP=[YR=2007] W17 S12 BAS=[YR=1997] W3 N1 W6 S1 W5 S25 FGR=[YR=1997] S21E20 N11 FOP=[YR=1997] E4 N5 W4 S5$ N7 W9 N3 W11$ E11 S3 E9 S2 E4 S5 E6 S5 E16 N40 W32$ E17 N12$ S12 E15 N12$.

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	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	1997	1997	3	20	240	
2	0810	CONCRETE A	0	0	0	0	496.00	SF	6.50	6.50	100	1997	1997	3	72	2,321	
3	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1997	1997	3	20	1,440	
4	0351	CARPORT MT	0	0	16	22	352.00	SF	10.00	10.00	100	2001	2001	3	20	704	

LAND DESCRIPTION

TOTAL OB/XF 4,705

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	0		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