IN OR 737/1413
RP 107291 & 107292

CROSS DONALD W
96075 PIRATES BLUFF RD
YULEE, FL 32097

2026

38-3N-28-0000-0012-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

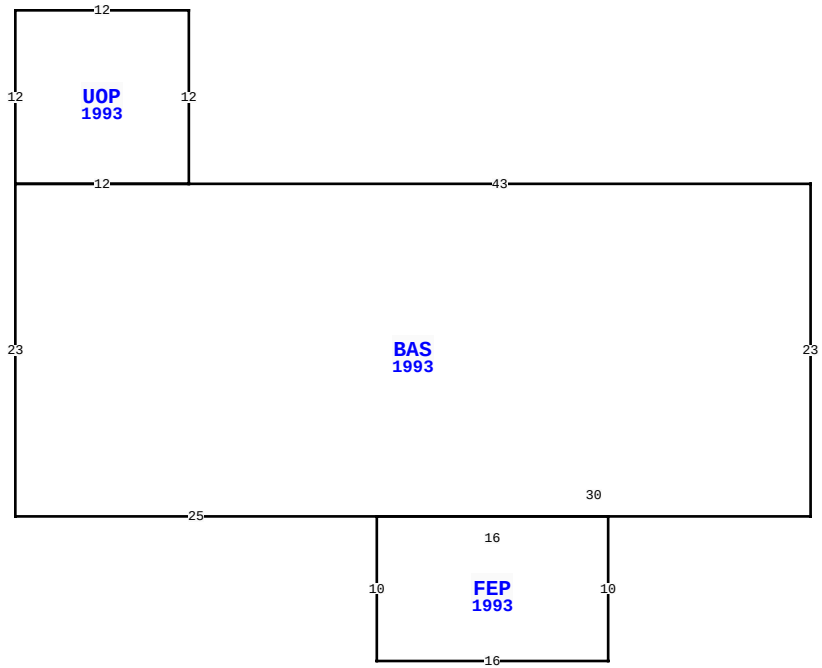
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	1993	1,265	35,225
FEP	160	85	1993	136	3,787
UOP	144	25	1993	36	1,003
TOTALS	1,569			1,437	40,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,437	109.2000	92.82	133,382	1981	1981	0	0	0	70.00	30.00

1 M/H 93- 100% - 1996 Heated Area: 1401 HX Base Yr 1996



96075 PIRATES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,015
TOTAL MARKET OB/XF VALUE		12,279
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		177,294
SOH/AGL Deduction		128,116
ASSESSED VALUE		49,178
TOTAL EXEMPTION VALUE	DX HX HB	30,000
BASE TAXABLE VALUE		19,178
TOTAL JUST VALUE		177,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6613	REMODEL	5,400	07/18/1990
3885	N/A	5,875	02/18/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0737/1413	8/28/1995	WD	Q	I		35,000
GRANTOR: COOK RAYMOND W						
GRANTEE: CROSS DONALD W						
0628/1151	6/14/1991	QC	U	I	10	100
GRANTOR: COOK MARIAN F						
GRANTEE: COOK RAYMOND W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 UOP=[YR=1993] N12 W12 S12 E12 $ W12 S23 E25
FEP=[YR=1993] S10 E16 N10 W16 $ E30 N23 $.

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1981	1981	3	20	1,728	
2	0510	GARAGE WD-	0	100	26	24	624.00	SF	35.00	35.00	100	1987	1987	3	20	4,368	
3	0681	POLE SHED	0	100	26	6	156.00	SF	15.00	15.00	100	2010	2010	3	52	1,217	
4	0680	POLE SHED	0	100	24	10	240.00	SF	10.00	10.00	100	2010	2010	3	52	1,248	
6	0351	CARPORT MT	0	100	26	26	676.00	SF	10.00	10.00	100	2014	2014	3	55	3,718	

LAND DESCRIPTION

TOTAL OB/XF 12,279

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		RMH	200.00	175.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.80 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS