LOT 30
IN OR 720/1776
PIRATES WOOD 1 UNR

HUGHES JEFFREY D & CYNTHIA C
97001 JOSE GASPAR WAY
YULEE, FL 32097

2026

43-3N-28-509A-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	02	Quality Level 02

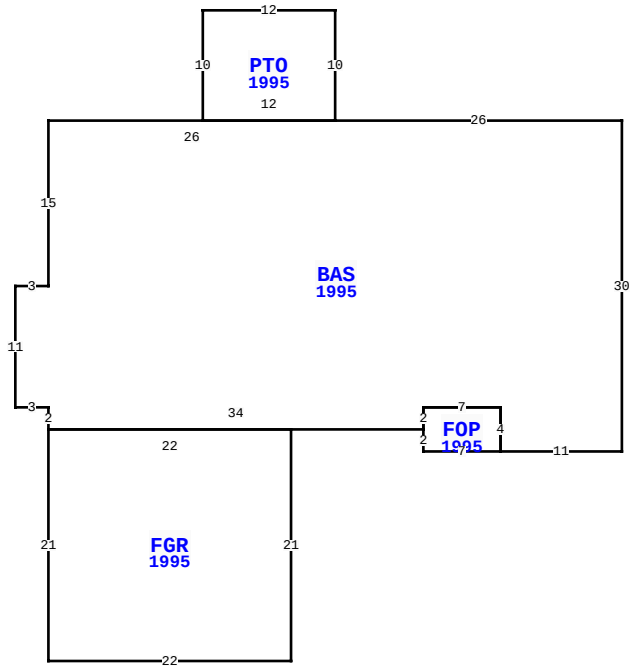
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	1995	1,497	186,516
FGR	462	55	1995	254	31,646
FOP	28	30	1995	8	997
PTO	120	5	1995	6	747
TOTALS	2,107			1,765	219,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,765	105.4500	146.58	258,714	1995	1995	0	0	0	15.00	85.00

1 SNGL FAM 100% - 1997 Heated Area: 1497 HX Base Yr 1997



97001 JOSE GASPAR WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		219,907
TOTAL MARKET OB/XF VALUE		3,248
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		328,155
SOH/AGL Deduction		201,627
ASSESSED VALUE		126,528
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,117
TOTAL JUST VALUE		328,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210056	XFOB	10,560	08/01/2002
9501767	NEW CONSTR	63,500	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0720/1776	12/29/1994	WD	Q	V		11,500
GRANTOR: HARKINS CHARLES T & L						
GRANTEE: HUGHES JEFFREY D &						
0535/0909	1/28/1988	WD	Q	V		9,500
GRANTOR: VANZANT FAYE JONES B						
GRANTEE: HARKINS CHARLES & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W26 PTO=[YR=1995] N10 W12 S10 E12 $ W26 S15 W3 S11 E3 S2 FGR=[YR=1995] S21 E22 N21 W22 $ E34 FOP=[YR=1995] S2 E7 N4 W7 S2$ N2 E7 S4 E11 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
2	0510	GARAGE WD-	0	100	0	0	320.00	SF	35.00	35.00	100	2003	2003	3	29	3,248	

LAND DESCRIPTION

TOTAL OB/XF 3,248

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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS