LOT 31
PIRATES WOOD #1 UNR

MILLER JOHN & KARA
97536 PIRATES POINT
YULEE, FL 32097

2026

43-3N-28-509A-0031-0000

BUILDING CHARACTERISTICS

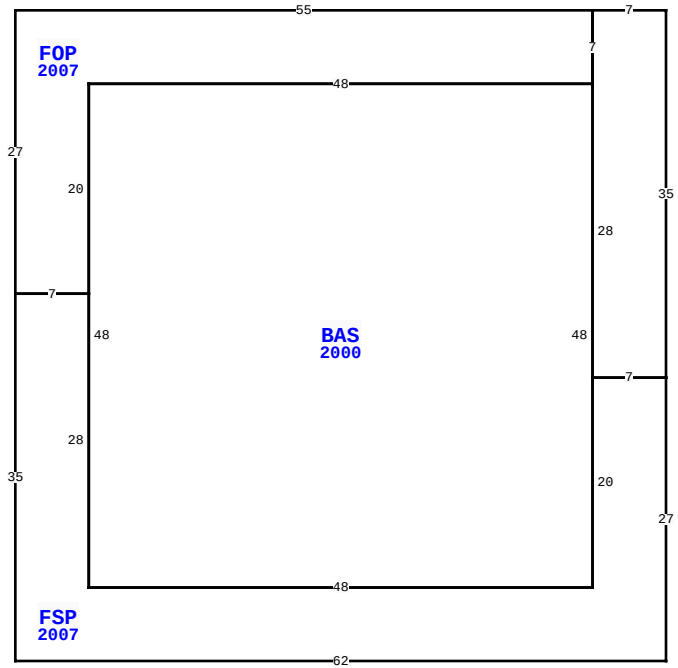
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,304	100	2000	2,304	280,640
FOP	770	30	2007	231	28,137
FSP	770	40	2007	308	37,516
TOTALS	3,844			2,843	346,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,843	99.8640	138.81	394,637	2000	2000	0	0	0	12.25	87.75

1 SNGL FAM 0% - 0 Heated Area: 2304 HX Base Yr



97029 JOSE GASPAR WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	346,294
TOTAL MARKET OB/XF VALUE	3,771
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	455,065
SOH/AGL Deduction	51,544
ASSESSED VALUE	403,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	403,521
TOTAL JUST VALUE	455,065
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	440,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906117	NEW CONSTR	109,783	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2467/0064	6/02/2021	WD	Q	I	01	300,000
GRANTOR: SHIFLETT ZECHARIAH O						
GRANTEE: MILLER JOHN & KARA						
2196/0703	5/07/2018	WD	Q	I	01	240,500
GRANTOR: SANDERSON STEPHEN E &						
GRANTEE: SHIFLETT ZECHARIAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S48 E48 N48 $ FOP=[YR=2007] N7 W55 S27 FSP=[YR=2007] S35 E62 N27 W7 S20 W48 N28 W7$ E7 N20 E48 S28 E7 N35 W7 S7$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
2	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	2001	2001	3	20	720	
3	0680	POLE SHED	0	0	8	10	80.00	SF	10.00	10.00	100	2001	2001	3	27	216	

LAND DESCRIPTION

TOTAL OB/XF 3,771

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	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