LOT 33
IN OR 2702/1981
PIRATES WOOD #1 UNR

BOGUN FAMILY TRUST/BOGUN OLIVER ECKHARD MICHAEL CO
97087 JOSE GASPER WAY
YULEE, FL 32097

2026

43-3N-28-509A-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

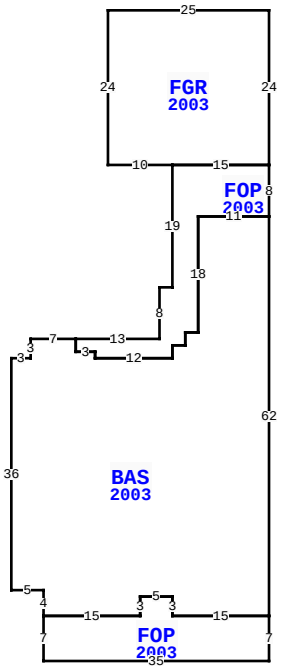
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,843	100	2003	1,843	282,014
FGR	600	55	2003	330	50,497
FOP	254	30	2003	76	11,629
FOP	260	30	2003	78	11,935
TOTALS	2,957			2,327	356,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,327	103.2822	171.45	398,964	2003	2003	0	0	0	10.75	89.25

1 SFR CUST 100% - 2023 Heated Area: 1843 HX Base Yr 2023



97087 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		356,075
TOTAL MARKET OB/XF VALUE		9,264
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		470,339
SOH/AGL Deduction		27,858
ASSESSED VALUE		442,481
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		391,070
TOTAL JUST VALUE		470,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001780	ROOF	20,000	02/02/2022
B0311017	NEW CONSTR	160,000	04/01/2003
4167	NEW CONSTR	49,400	06/12/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/1981	3/28/2024	WD	U	I	11	100
GRANTOR: BOGUN OLIVER & EIKE						
GRANTEE: BOGUN FAMILY TRUST						
2569/0683	6/06/2022	WD	Q	I	01	515,000
GRANTOR: HELMS TIMOTHY W & KAR						
GRANTEE: BOGUN OLIVER & EIKE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W25 S24 E10 FOP=[YR=2003] S19 W2 S8 W13
BAS=[YR=2003] W7 S3 W3 S36 E5 S4 FOP=[YR=2003] S7 E35 N7 W15
N3 W5 S3 W15$ E15 N3 E5 S3 E15 N62 W11 S18 W2 S2 W2 S2 W12 N1
W3 N2$ S2 E3 S1 E12 N2 E2 N2 E2 N18 E11 N8 W15$ E15 N24$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
3	0350	CARPORT WD	0	100	40	14	560.00	SF	13.00	13.00	100	2009	2009	3	31	2,257	
4	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00	35.00	100	2009	2009	3	48	4,032	

LAND DESCRIPTION

TOTAL OB/XF 9,264

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