

LOT 34
IN OR 2248/135
PIRATES WOOD 1 UNR

DLRD SERVICES LLC
85101 COMMERCIAL PARK DR
YULEE, FL 32097

2026

43-3N-28-509A-0034-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMNT 90			
Interior Floo	11	CLAY TILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	Quality Level 03			
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	3,671	100	2024	3,671	563,182
FGR	532	55	2024	293	44,950
FOP	530	30	2024	159	24,393
FOP	1,545	30	2024	464	71,184
FST	42	55	2024	23	3,528
STR	20	10	2024	2	307
STR	44	10	2024	4	614
STR	60	10	2024	6	921
TOTALS	6,444			4,622	709,078

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0500	01	4,622	93.8260	155.75	719,876	2023	2023	0	0	1.50	98.50												
1 SFR CUST 0% - 2024 Heated Area: 3671 HX Base Yr																							
97002 JOSE GASPAR WAY, YULEE																							
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					709,078				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					105,000				
TOTAL MARKET VALUE					814,078				
SOH/AGL Deduction					0				
ASSESSED VALUE					814,078				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					814,078				
TOTAL JUST VALUE					814,078				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					789,361				