LOT 36
IN OR 2054/708
PIRATES WOOD 1 UNR

STEPHENS JOHN W & SANDRA R
97336 PIRATES POINTE RD
YULEE, FL 32097-1404

**2026**

**43-3N-28-509A-0036-0000**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

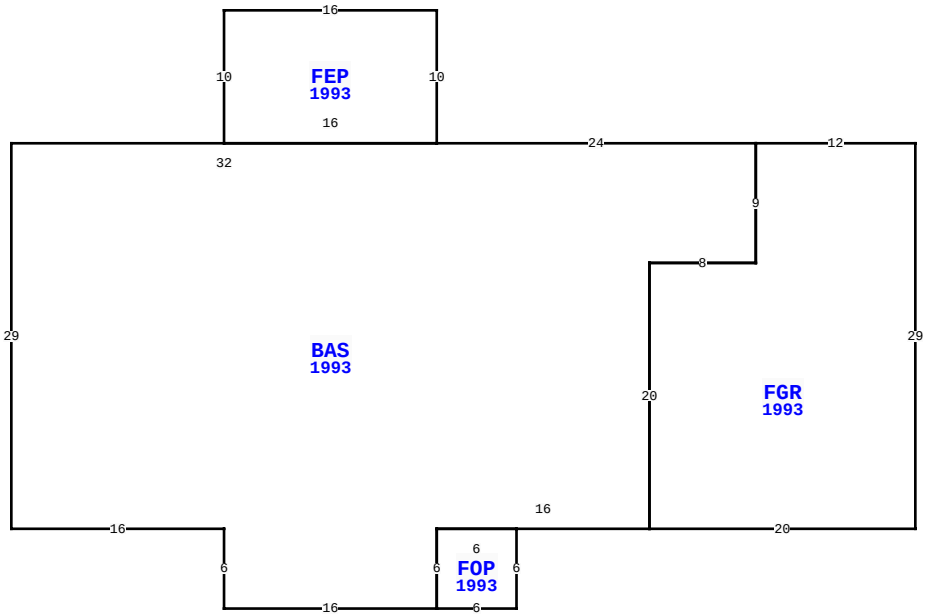
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| 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 | 1,560 | 100 | 1993 | 1,560 | 189,446 |
| FEP | 160 | 80 | 1993 | 128 | 15,544 |
| FGR | 508 | 55 | 1993 | 279 | 33,882 |
| FOP | 36 | 30 | 1993 | 11 | 1,336 |
| TOTALS | 2,264 | | | 1,978 | 240,208 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,978 | 101.2928 | 140.80 | 278,502 | 1987 | 1997 | 0 | 0 | 0 | 13.75 | 86.25 |

1 SNGL FAM 0% - 0 Heated Area: 1560 HX Base Yr




97056 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 | 240,208 |
| TOTAL MARKET OB/XF VALUE | 2,030 |
| TOTAL LAND VALUE - MARKET | 105,000 |
| TOTAL MARKET VALUE | 347,238 |
| SOH/AGL Deduction | 98,511 |
| ASSESSED VALUE | 248,727 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 248,727 |
| TOTAL JUST VALUE | 347,238 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 337,707 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3765 | NEW CONSTR | 26,550 | 12/17/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2054/0708 | 6/06/2016 | SW | U | I | 12 | 116,000 |
| GRANTOR: BANK OF NEW YORK MELL | | | | | | |
| GRANTEE: STEPHENS JOHN W & S | | | | | | |
| 1982/1389 | 6/01/2015 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: BANK OF NEW YORK ME | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W24 FEP=[YR=1993] N10 W16 S10 E16 $ W32 S29 E16 S6 E16 FOP=[YR=1993] E6 N6 W6 S6 $ N6 E16 N20 E8 N9 $ S9 W8 S20 E20 N29 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1987 | 1987 | 3 | 58 | 2,030 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,030

| 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