

LOT 62
IN OR 2406/1738
PIRATES WOOD 1 UNR

MILTON DARREN W & PAULA MARIE
97037 LANDING TRL
YULEE, FL 32097

2026

43-3N-28-509A-0062-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 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	2,395	100	2021	2,395	711,686
DCK	308	10	2021	31	9,212
FGR	604	55	2021	332	98,656
FOP	106	30	2021	32	9,509
FSP	332	40	2021	133	39,521
FUS	356	100	2021	356	105,787
PTO	70	5	2026	4	1,189
STR	40	10	2021	4	1,189
TOTALS	4,211			3,287	976,748

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	0	0	876.00	SF	40.00
2	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00
3	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00
5	0350	CARPORT WD	0	100	29	12	348.00	SF	13.00
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0006	RSF-1	81.00	380.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,287	181.7368	301.68	991,622	2021	2021	0	0	1.50	98.50
2 SFR CUST 100% - 2023 Heated Area: 2751 HX Base Yr											

97037 LANDING TRL, YULEE											
BLD DATE				LGL DATE							
XF DATE				LAND DATE							
INC DATE				AG DATE							

TOTAL OB/XF											
45,095											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,058,810	
TOTAL MARKET OB/XF VALUE		45,095	
TOTAL LAND VALUE - MARKET		525,000	
TOTAL MARKET VALUE		1,628,905	
SOH/AGL Deduction		587,976	
ASSESSED VALUE		1,040,929	
TOTAL EXEMPTION VALUE		13	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,628,905	
NCON VALUE		10,994	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,215,715	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260001944	NW RES SCN	18,500	02/25/2026
SP25001877	POOL RESI	170,000	10/24/2025
22017336	NEW CONSTR	147,422	11/22/2022
22017337	GARAGE	35,101	11/22/2022
C2100136	CO ISSUED	0	09/23/2021
B2100136	NEW CONSTR	373,718	01/12/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2406/1738	11/02/2020	QC	U	V	11
GRANTOR: MILTON DARREN WARREN					
GRANTEE: MILTON DARREN W & P					
1959/1363	1/22/2015	SW	U	I	12
GRANTOR: COMPASS BANK					
GRANTEE: MILTON DARREN WARRE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021;ORIG=-53,0] W4 S50 E12 N3 E19 N2 E6 S2 E8 S2 E12 N37 W27 N8 U4L4 W22 \$									
FGR=[YR=2021;ORIG=-57,50] S27 E12 N2 E10 N24 N4 W10 S3 W12 \$									
FUS=[YR=2021;ORIG=-61,0] W28 S13 E24 N2 E4 N11 \$									
FSP=[YR=2021;ORIG=0,0] W26 W5 D4R4 S8 E27 N12 \$									
DCK=[YR=2021;ORIG=-31,-14] W22 S14 E22 N14 \$									
FOP=[YR=2021;ORIG=-35,51] E24 N2 W1 N2 W8 N2 W6 S2 W9 S4 \$									
STR=[YR=2021;ORIG=-65,13] S8 E4 N10 W4 S2 \$									
PTO=[YR=2026;ORIG=-31,0] E5 N14 W5 S14 \$									
PTR=[ORIG=0,0] W75 E75 \$									

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