

LOT 63
IN OR 2833/1988
PIRATES WOOD 1 UNR

MOBLEY LAWRENCE FRANK L/E/CASSIDY SHARON SMITH L/E
97064 LANDING TRAIL
YULEE, FL 32097

2026

43-3N-28-509A-0063-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

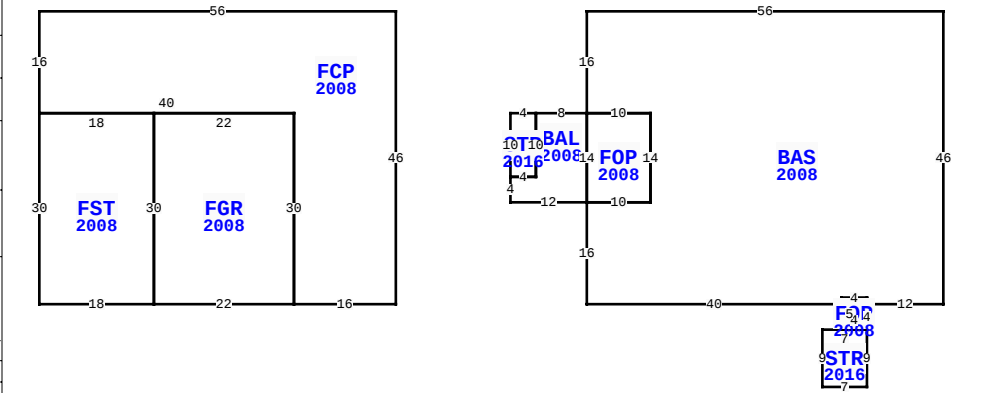
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	128	15	2008	19	3,047
BAS	2,432	100	2008	2,432	390,042
FCP	1,376	25	2008	344	55,170
FGR	660	55	2008	363	58,217
FOP	20	30	2008	6	962
FOP	140	30	2008	42	6,736
FST	540	55	2008	297	47,633
STR	40	10	2016	4	641
STR	63	10	2016	6	962
TOTALS	5,399			3,513	563,411

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	523.00	SF	40.00	40.00	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	
5	0303	FLT DOCK W	0	100	16	10	160.00	SF	26.00	26.00	
6	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	
7	0350	CARPORT WD	0	100	18	12	216.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000131	C	RES CREEK	100	0006	OR	118.00	260.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,513	105.3000	174.80	614,072	2008	2008	0	0	0	8.25	91.75
2 SFR CUST			100% - 2009		Heated Area: 2432			HX Base Yr 2009				



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

TOTAL OB/XF													
8,652													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												563,411	
TOTAL MARKET OB/XF VALUE												8,652	
TOTAL LAND VALUE - MARKET												525,000	
TOTAL MARKET VALUE												1,097,063	
SOH/AGL Deduction												575,418	
ASSESSED VALUE												521,645	
TOTAL EXEMPTION VALUE												51,411	
BASE TAXABLE VALUE												470,234	
TOTAL JUST VALUE												1,097,063	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												1,073,871	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13405	MECH OTHER	0	10/01/2007
P12715	OTHER	0	09/01/2007
E19616	ELEC OTHER	4,000	07/01/2007
C20116	CO ISSUED	0	06/01/2007
R10496	REPAIR/RRF	5,000	06/01/2007
B20116	NEW CONSTR	369,600	06/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2833/1988	11/18/2025	LE	U	I	11	100			
GRANTOR: MOBLEY LAWRENCE FRANK									
GRANTEE: CASSIDY SHARON SMIT									
1796/0870	5/23/2012	QC	U	I	11	100			
GRANTOR: TAKACS ROSEMARY CALHO									
GRANTEE: MOBLEY LAWRENCE FRA									

BUILDING NOTES													
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BUILDING DIMENSIONS													
FCP=[YR=2008] W56S16 FST=[YR=2008] S30 E18 FGR=[YR=2008] E22 N30 W22 S30 \$ N30 W18 \$ E40 S30 E16 N46 \$ PTR= E30 BAS=[YR=2008] E56 S46 W12 FOP=[YR=2008] S4 STR=[YR=2016] S9 W7 N9 E7\$ W4 N5 E4 S1\$ N1 W4 S1 W40 N16 BAL=[YR=2008] W12 N4 STR=[YR=2016] N10 E4 S10 W4\$ E4 N10 E8 S14\$ FOP=[YR=2008] N14 E10 S14 W10\$ E10 N14 W10 N16\$ W30\$.													