LOT 19
IN OR 2061/1884
PIRATES WOOD 2 UNR

VAN ALSTYNE KENT D
P O BOX 133
YULEE, FL 32041-0133

2026

43-3N-28-509B-0019-0000

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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

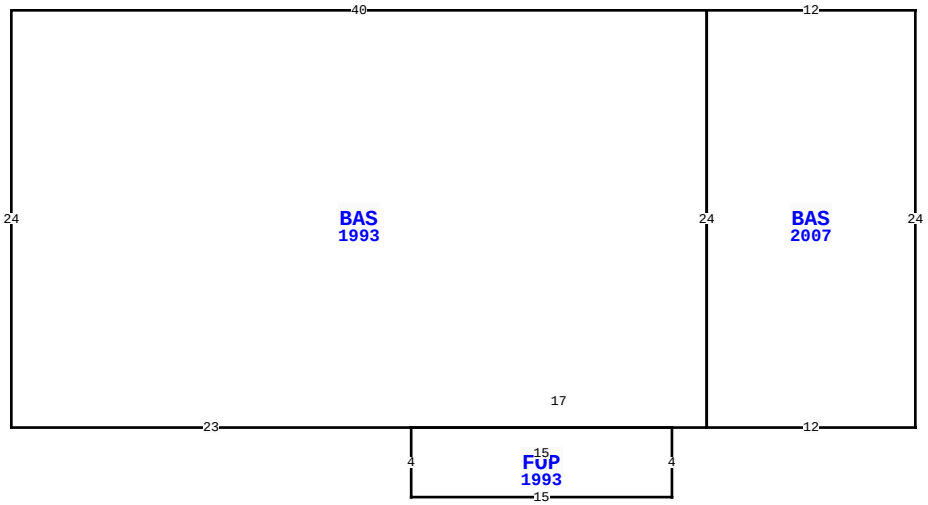
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	118,086
BAS	288	100	2007	288	35,426
FOP	60	30	1993	18	2,214
TOTALS	1,308			1,266	155,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,266	104.7280	145.57	184,292	1972	1992	0	0	0	15.50	84.50

1 SNGL FAM 0% - 0 Heated Area: 1248 HX Base Yr



97083 CORSAIR TRL, YULEE

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

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	0351	CARPORT MT	0	0	24	18	432.00	SF	10.00	10.00	100	1996	1996	3	20	864	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	155,727
TOTAL MARKET OB/XF VALUE	864
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	261,591
SOH/AGL Deduction	69,432
ASSESSED VALUE	192,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,159
TOTAL JUST VALUE	261,591
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
062	CHNGE SRVC	2,000	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1884	8/01/2016	QC	U	I	11	100
GRANTOR: VAN ALSTYNE ROBERT T						
GRANTEE: VAN ALSTYNE KENT D						
0145/0383	1/01/1973	WD	Q	I		22,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 BAS=[YR=1993] W40 S24 E23 FOP=[YR=1993] S4 E15 N4 W15$ E17 N24$ S24 E12 N24$.

LAND DESCRIPTION

TOTAL OB/XF 864

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