LOT 22
IN OR 881/139
PIRATES WOOD 3 UNR

FORSTER ORTRUD D
97397 PIRATES POINT RD
YULEE, FL 32097

2026

43-3N-28-509C-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		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

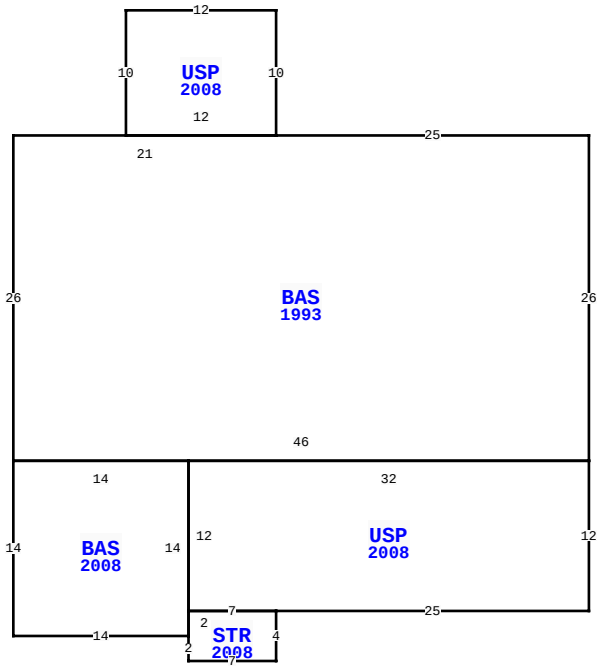
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	156,512
BAS	196	100	2008	196	25,649
STR	28	10	2008	3	393
USP	120	30	2008	36	4,711
USP	384	30	2008	115	15,049
TOTALS	1,924			1,546	202,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,546	108.5280	150.85	233,214	1988	1998	0	0	0	13.25	86.75

1 SNGL FAM 100% - 2000 Heated Area: 1392 HX Base Yr 2000



97397 PIRATES POINT RD, 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		202,313
TOTAL MARKET OB/XF VALUE		2,921
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		310,234
SOH/AGL Deduction		195,695
ASSESSED VALUE		114,539
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,128
TOTAL JUST VALUE		310,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001046	REPAIR/RRF	13,000	01/19/2022
B10259	REPAIR/RRF	1,500	04/01/2007
B19728	ADDITION	40,000	04/01/2007
2485	H/AC	2,200	03/11/1988
2925	NEW CONSTR	2,400	02/24/1988
4795	NEW CONSTR	1,376	02/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0881/0139	4/30/1999	PR	Q	I		87,000

GRANTOR: DOUGLAS JACK E JR P/R
GRANTEE: FORSTER ORTRUD D

0685/1804	8/03/1993	WD	U	I	07	100

GRANTOR: CITIBANK FDRL SAVS
GRANTEE: DOUGLAS DOROTHY J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 USP=[YR=2008] N10 W12 S10 E12$ W21 S26
BAS=[YR=2008] S14 E14 STR=[YR=2008] S2 E7 N4 USP=[YR=2008]
E25 N12 W32 S12 E7$ W7 S2$ N14 W14$ E46 N26$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
2	1242	WD DECK A	0	100	0	0	304.00	SF	10.00	10.00	100	2008	2008	3	27	821	

LAND DESCRIPTION

TOTAL OB/XF 2,921

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	100	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