LOT 33
IN OR 1744/775
PIRATES WOOD 3 UNR

ZACK MARY H
97161 PIRATES POINT RD
YULEE, FL 32097

2026

43-3N-28-509C-0033-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

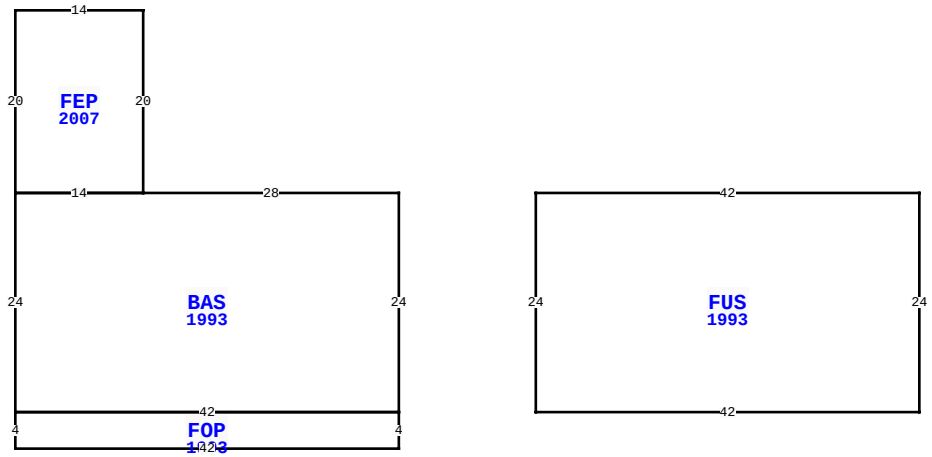
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	118,369
FEP	280	80	2007	224	26,304
FOP	168	30	1993	50	5,872
FUS	1,008	100	1993	1,008	118,369
TOTALS	2,464			2,290	268,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,290	96.8240	134.59	308,211	1989	1999	0	0	0	12.75	87.25

1 SNGL FAM 100% - 0 Heated Area: 2016 HX Base Yr



97161 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		268,914
TOTAL MARKET OB/XF VALUE		5,184
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		379,098
SOH/AGL Deduction		228,656
ASSESSED VALUE		150,442
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		94,031
TOTAL JUST VALUE		379,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2004972	REPAIR/RRF	5,097	06/01/2020
R2000522	REPAIR/RRF	21,131	01/01/2020
B26418	REMODEL	8,505	09/03/2012
6255	XFOB	11,424	01/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1744/0775	6/15/2011	WD	U	I	30	100
GRANTOR: ZACK EDWARD A & MARY						
GRANTEE: ZACK EDWARD A & MAR						
1452/0009	10/12/2006	WD	Q	I	01	100
GRANTOR: ZACK EDWARD A & MARY						
GRANTEE: ZACK EDWARD A & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FEP=[YR=2007] N20 W14 S20 E14$ W14 S24 FOP=[YR=1993] S4 E42 N4 W42$ E42 N24$ PTR=E15 FUS=[YR=1993] E42 S24 W42 N24$ W15$.

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	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	100	1995	1995	3	20	4,704	
5	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1998	1998	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 5,184

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