LOTS 34 & 35
IN OR 2723/1804
PIRATES WOOD 3 UNR

BECKMAN MICHAEL & NANCY
97125 PIRATES POINT RD
YULEE, FL 32097

2026

43-3N-28-509C-0034-0000

BUILDING CHARACTERISTICS

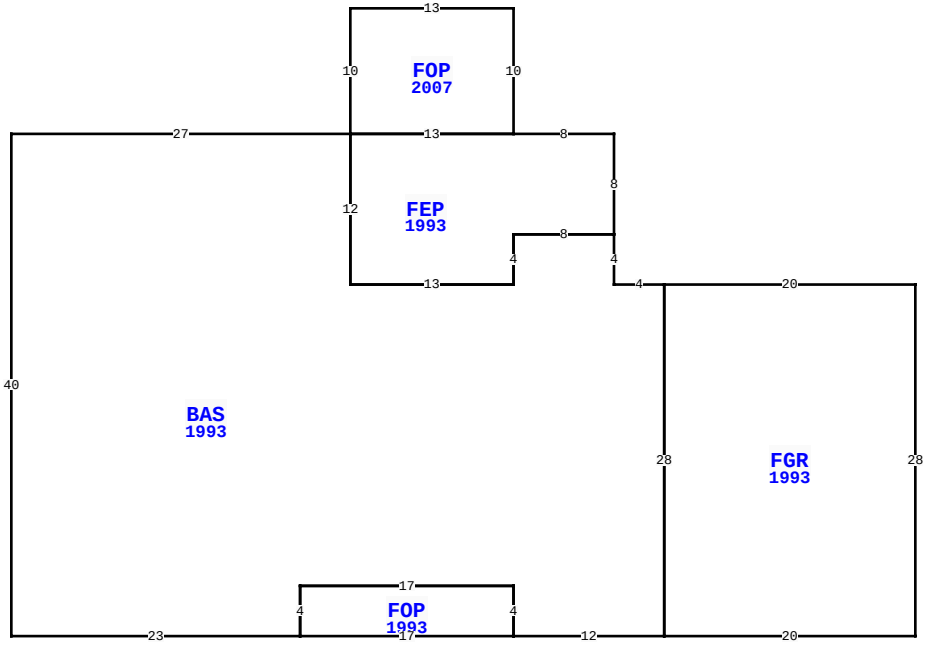
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,744	100	1993	1,744	227,326
FEP	220	80	1993	176	22,942
FGR	560	55	1993	308	40,147
FOP	68	30	1993	20	2,607
FOP	130	30	2007	39	5,084
TOTALS	2,722			2,287	298,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,287	110.3235	153.35	350,711	1985	1995	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2026 Heated Area: 1744 HX Base Yr 2026



97125 PIRATES POINT RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,202
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		168,000
TOTAL MARKET VALUE		474,202
SOH/AGL Deduction		155,220
ASSESSED VALUE		318,982
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		267,571
TOTAL JUST VALUE		474,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260004239	SCREEN PORCH	3,950	04/21/2026
B2108262	REPAIR/RRF	17,452	08/01/2021
B17657	ADDITION	29,860	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/1804	7/09/2024	WD	Q	I	01	535,000
GRANTOR: BEATY JOHN						
GRANTEE: BECKMAN MICHAEL & N						
2117/0639	5/01/2017	WD	Q	I	01	240,000
GRANTOR: LONG JOHN DARRELL						
GRANTEE: BEATY JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W4 N4 FEP=[YR=1993] N8 W8 FOP=[YR=2007] N10 W13 S10 E13$ W13 S12 E13 N4 E8$ W8 S4 W13 N12 W27 S40 E23 FOP=[YR=1993] E17 N4 W17 S4 $ N4 E17 S4 E12 N28 $ S28 E20 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.00	LT		1.00	1.00	0.80	105,000.00	84,000.00	168,000							

REVIEW DATE 05/29/2026 BY IB Total Acres: 0.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 07/09/2026 BY SYS

LOTS 34 & 35
IN OR 2723/1804
PIRATES WOOD 3 UNR

BECKMAN MICHAEL & NANCY
97125 PIRATES POINT RD
YULEE, FL 32097

2026

43-3N-28-509C-0034-0000

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	09	ENG PACKGE 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

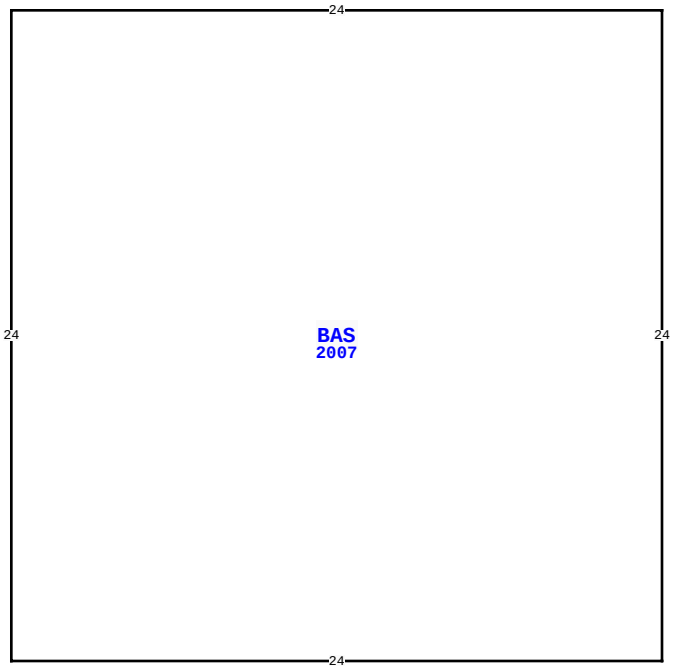
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2007	576	8,099
TOTALS	576			576	8,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	72.1050	28.12	16,197	1985	1985	0	0	0	50.00	50.00

2 GARAGE RES 100% - 2026 Heated Area: 576 HX Base Yr 2026



97125 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		306,202
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		168,000
TOTAL MARKET VALUE		474,202
SOH/AGL Deduction		155,220
ASSESSED VALUE		318,982
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		267,571
TOTAL JUST VALUE		474,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/1804	7/09/2024	WD	Q	I	01	535,000
GRANTOR: BEATY JOHN						
GRANTEE: BECKMAN MICHAEL & N						
2117/0639	5/01/2017	WD	Q	I	01	240,000
GRANTOR: LONG JOHN DARRELL						
GRANTEE: BEATY JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S24 E24 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/29/2026 BY IB Total Acres: 0.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 07/09/2026 BY SYS