

LOT 36
IN OR 1367/689
PIRATES WOOD 3 UNR

SHREVE-RITTER CAROLYN
97109 PIRATES POINT ROAD
YULEE, FL 32097

2026

43-3N-28-509C-0036-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	12	CEDAR 100	0900	01	3,589	100.3770	139.52	500,737	1982	1992	0	0	0	16.50	83.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM 100% - 2022														Heated Area: 2936												
Roof Cover	03	COMP SHNGL 100															HX Base Yr												
Interior Wall	08	DECORATIVE 70																											
Interior Wall	05	DRYWALL 30																											
Interior Floo	14	CARPET 70																											
Interior Floo	15	HARDTILE 30																											
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																											
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	1,344	100	1993	1,344	156,575																								
FDG	625	60	1993	375	43,687																								
FOP	25	30	1993	8	932																								
FOP	48	30	1993	14	1,631																								
FOP	48	30	1993	14	1,631																								
FOP	48	30	1993	14	1,631																								
FOP	112	30	1993	34	3,961																								
FOP	432	30	1993	130	15,145																								
FUS	1,092	100	1993	1,092	127,217																								
SFB	625	80	1993	500	58,250																								
TOTALS	4,615			3,589	418,115																								
EXTRA FEATURES						97109 PIRATES POINT RD, YULEE																							
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													
2	1242	WD DECK A	0	100	0	0		224.00	SF 10.00	10.00	100	1982	1982	3	20	448													
3	0500	FP-PRE FAB	0	100	0	0		2.00	UT 3,500.00	3,500.00	100	1982	1982	3	46.5	3,255													
4	0820	WOOD WALK	0	100	0	0		87.00	SF 11.75	11.75	100	1985	1985	3	40	409													
5	1242	WD DECK A	0	100	16	14		224.00	SF 10.00	10.00	100	1985	1985	3	20	448													
6	1242	WD DECK A	0	100	15	17		255.00	SF 10.00	10.00	100	1985	1985	3	20	510													
7	0100	BAR-B-Q	0	100	0	0		1.00	UT 200.00	200.00	100	1985	1985	3	20	40													
** This building has 12 Sub-Areas																													
						BLD DATE								LGL DATE															
						XF DATE								LAND DATE															
						INC DATE								AG DATE															
TOTAL OB/XF 5,110																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													