LOT 37
IN OR 2146/320
ESMT IN OR 409/26

GORDON JYRAMIE J
97095 PIRATES POINT ROAD
YULEE, FL 32097

2026

43-3N-28-509C-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

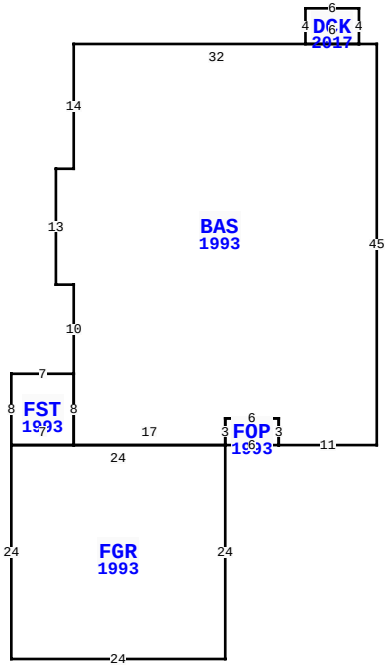
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,538	100	1993	1,538	210,678
DCK	24	10	2017	2	274
FGR	576	55	1993	317	43,423
FOP	18	30	1993	5	685
FST	56	55	1993	31	4,246
TOTALS	2,212			1,893	259,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,893	106.1340	147.53	279,274	1984	2010	0	0	0	7.15	92.85

1 SNGL FAM 100% - 2020 Heated Area: 1538 HX Base Yr 2020



97095 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		259,306
TOTAL MARKET OB/XF VALUE		9,299
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		373,605
SOH/AGL Deduction		152,129
ASSESSED VALUE		221,476
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,065
TOTAL JUST VALUE		373,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2146/0320	9/15/2017	WD	Q	I	01	219,000
GRANTOR: LUCID GREENING LLC						
GRANTEE: GORDON JYRAMIE J						
2022/0274	1/06/2016	SW	U	I	12	86,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: LUCID GREENING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 DCK=[YR=2017] N4 W6 S4 E6$ W32 S14 W2 S13 E2 S10 FST=[YR=1993] W7 S8 FGR=[YR=1993] S24 E24 N24 W24$ E7 N8$ S8 E17 FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E11 N45$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
3	0351	CARPORT MT	0	100	30	24	720.00	SF	10.00	10.00	100	2025	2020		82	5,904	

LAND DESCRIPTION

TOTAL OB/XF 9,299

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