LOT 38
IN OR 2281/1859
PIRATES WOOD 3 UNR

THOMAS RACHEL L
97063 PIRATES POINT RD
YULEE, FL 32097

2026

43-3N-28-509C-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

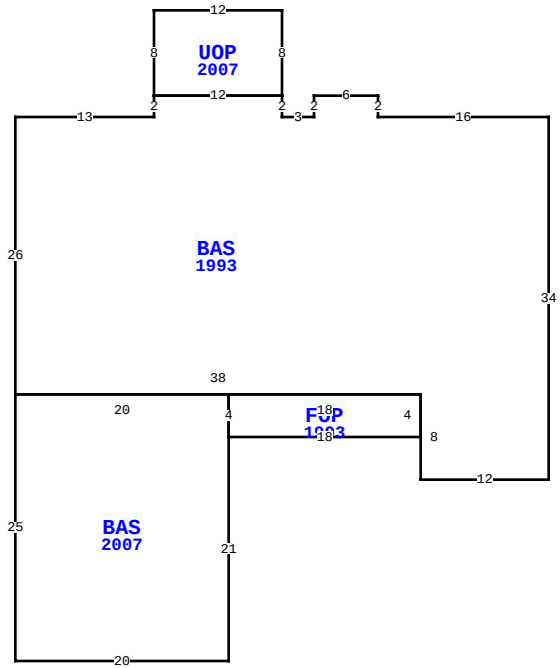
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,432	100	1993	1,432	169,418
BAS	500	100	2007	500	59,155
FOP	72	30	1993	22	2,603
UOP	96	20	2007	19	2,248
TOTALS	2,100			1,973	233,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,973	98.6860	137.17	270,636	1987	1997	0	0	0	13.75	86.25

1 SNGL FAM 0% - 0 Heated Area: 1932 HX Base Yr



97063 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	233,424
TOTAL MARKET OB/XF VALUE	2,030
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	340,454
SOH/AGL Deduction	95,724
ASSESSED VALUE	244,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,730
TOTAL JUST VALUE	340,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3690	NEW CONSTR	60,300	11/03/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/1859	6/10/2019	QC	U	I	11	100
GRANTOR: THOMAS BILLY E & RACH						
GRANTEE: THOMAS RACHEL L						
1123/1492	3/21/2003	WD	Q	I		132,900
GRANTOR: MORRISON HARRINGTON &						
GRANTEE: THOMAS BILLY E & RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N2 W6 S2 W3 N2 UOP=[YR=2007] N8 W12 S8 E12 $ W12 S2 W13 S26 BAS=[YR=2007] S25 E20 N21 FOP=[YR=1993] E18 N4 W18 S4 $ N4 W20 $ E38 S8 E12 N34 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	0	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