

WULLENWEBER KURT D & LERA L
97049 PIRATES POINT ROAD
YULEE, FL 32097

43-3N-28-509C-0039-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

BUD8 Adjustme

Occupancy

31

03

05

03

13

11

03

04

02

1.

04

00

HARDIE BRD 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

LVT/LAMNT 90

CLAY TILE 10

CENTRAL 100

AIR DUCTED 100

3 100

2 100

WOOD FRAME 100

1. 1. 100
0 100

DIST 01 100

NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

02 Quality Level 02

0100 SINGLE FAMILY

MKT AREA 04

4032.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS 864

BAS 288

BAS 322

FOP 50

100

100

100

30

1993

2007

2007

2007

864

288

322

15

115,187

38,396

42,928

2,000

TOTALS

1,524

1,489

198,510

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

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

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,489

110.5629

153.68

228,830

1988

1998

0

0

0

13.25

86.75

1 SNGL FAM

100% - 1990

Heated Area: 1474

HX Base Yr 1990

36

12

24

24

24

22

12

14

32

10

5

5

11

15

14

9

8

10

BAS 1993

BAS 2007

FOP 2007

BAS 2007

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

97049 PIRATES POINT RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

208,493

0

105,000

313,493

202,683

110,810

51,411

59,399

313,493

0

306,383

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1901039

GARAGE

34,416

02/01/2019

B1800191

REPAIR/RRF

7,000

01/01/2018

5109

NEW CONSTR

1,175

05/23/1989

2576

H/AC

1,470

05/31/1988

3064

NEW CONSTR

768

05/31/1988

4918

NEW CONSTR

31,696

05/31/1988

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

0663/1951

7/29/1992

QC

U

I

10

100

GRANTOR: MORRISON HARRINGTON

GRANTEE: WULLENWEBER KURT &

0663/1949

7/29/1992

WD

U

I

07

100

GRANTOR: MITCHELL LAURIE & R

GRANTEE: WULLENWEBER KURT &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 BAS=[YR=1993] W36 S24 E14 BAS=[YR=2007] S9 E8 FOP=[YR=2007] E10 N5 W10 S5\$ N5 E10 S11 E14 N15 W32\$ E22 N24\$ S24 E12 N24\$.

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