LOT 42
IN OR 2122/678
PIRATES WOOD 3 UNR

TAYLOR ROBERT N & CAROL B
97555 PIRATES WAY
YULEE, FL 32097

2026

43-3N-28-509C-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

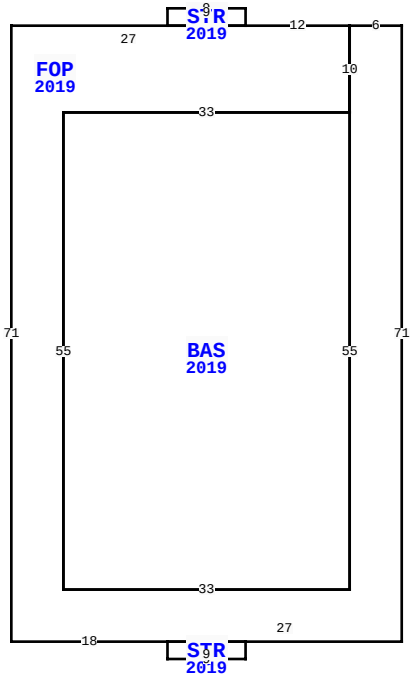
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100	2019	1,815	316,090
FOP	1,380	30	2019	414	72,100
STR	18	10	2019	2	348
STR	18	10	2019	2	348
TOTALS	3,231			2,233	388,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,233	107.6040	178.62	398,858	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2020 Heated Area: 1815 HX Base Yr 2020



97555 PIRATES WAY, 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		415,985
TOTAL MARKET OB/XF VALUE		50,930
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		571,915
SOH/AGL Deduction		290,981
ASSESSED VALUE		280,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,523
TOTAL JUST VALUE		571,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001142	GARAGE	57,960	02/06/2020
C1909586	CO ISSUED	0	11/22/2019
B1912098	SWIM POOL	42,000	11/21/2019
B1909586	NEW CONSTR	252,331	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2122/0678	5/24/2017	WD	Q	V	01	42,500
GRANTOR: POTEAT SHIRLEY ARNOLD						
GRANTEE: TAYLOR ROBERT N & C						
0798/1324	7/07/1997	QC	Q	V	06	5,000
GRANTOR: POTEAT BOBBY KENT						
GRANTEE: POTEAT SHIRLEY ARNO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] S55 W33 N55 E33 N10 W12 STR=[YR=2019] N2 W9 S2 E9$ W27 S71 E18 STR=[YR=2019] S2 E9 N2 W9$ E27 N71 W6 S10$ BAS=[YR=2019] S55 W33 N55 E33$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 50,930

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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

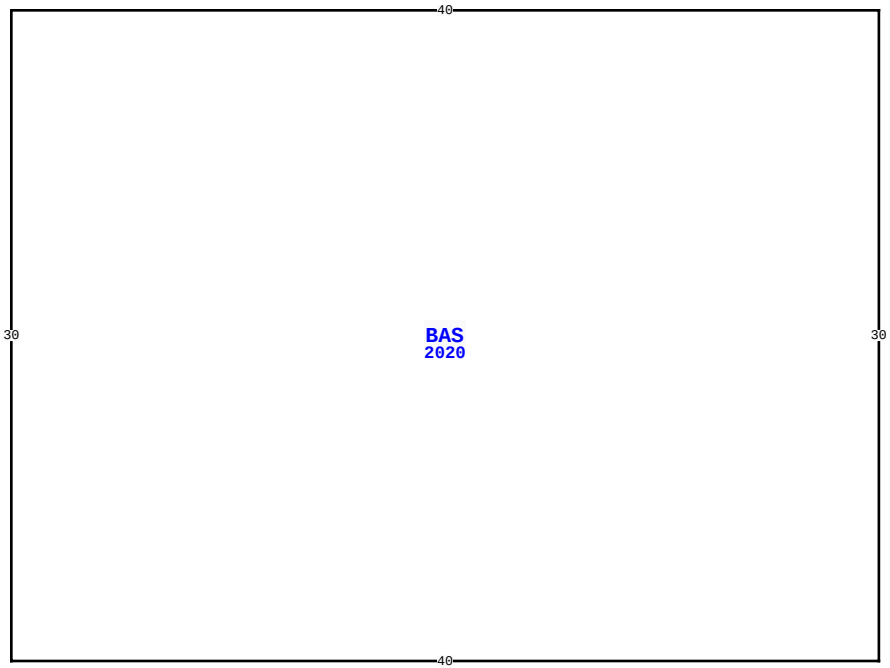
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2020	1,200	27,098
TOTALS	1,200			1,200	27,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	23.77	28,524	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2020 Heated Area: 1200 HX Base Yr 2020



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GRANTOR: POTEAT BOBBY KENT						
GRANTEE: POTEAT SHIRLEY ARNO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S30 E40 N30$.

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

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