LOT 43
IN OR 2020/1540
PIRATES WOOD 3 UNR

SMITH RICHEY WARD & SHANNON BARNIAK
97537 PIRATES WAY
YULEE, FL 32097

2026

43-3N-28-509C-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

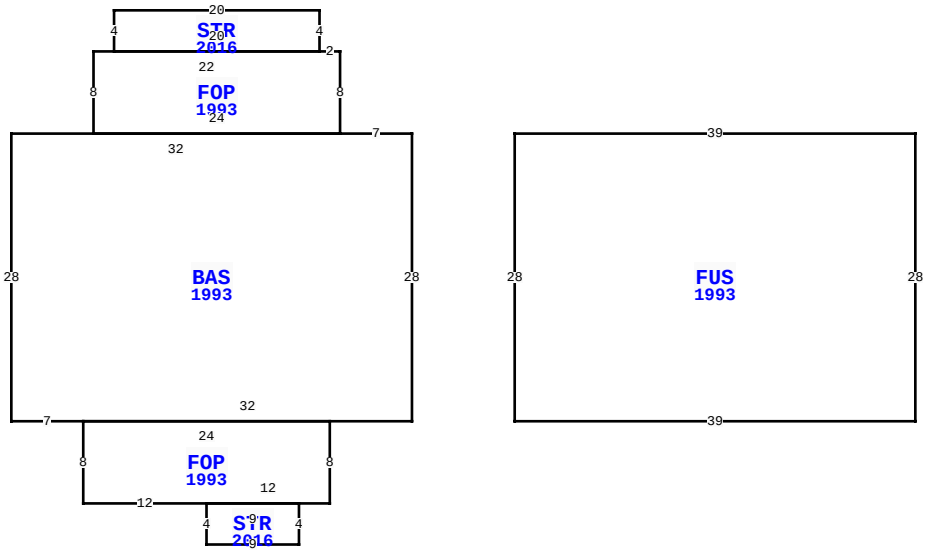
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	9,507
FOP	192	30	1993	58	505
FOP	192	30	1993	58	505
FUS	1,092	100	1993	1,092	9,507
STR	36	10	2016	4	35
STR	80	10	2016	8	70
TOTALS	2,684			2,312	20,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
0100	01	2,312	41.4540	43.53	100,641	1988	1988	0	0	40	44.00	20.00

1 SINGLE FAM 100% - 2006 Heated Area: 2184 HX Base Yr 2006



97537 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		20,128
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		125,128
SOH/AGL Deduction		58,266
ASSESSED VALUE		66,862
TOTAL EXEMPTION VALUE	HX HB	41,862
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009814	BLDG DEMO	11,000	09/02/2025
3121	NEW CONSTR	55,340	12/16/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2020/1540	12/22/2015	QC	U	I	11	100
GRANTOR: SMITH RICHEY WARD & S						
GRANTEE: SMITH RICHEY WARD &						
1331/1198	7/08/2005	WD	Q	I		235,000
GRANTOR: POTEAT SHIRLEY ARNOLD						
GRANTEE: SMITH RICHEY WARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FOP=[YR=1993] N8 W2 STR=[YR=2016] N4 W20 S4 E20$ W22 S8 E24$ W32 S28 E7 FOP=[YR=1993] S8 E12 STR=[YR=2016] S4 E9 N4 W9$ E12 N8 W24$ E32 N28$ PTR= E10 FUS=[YR=1993] E39 S28 W39 N28$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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