

LOT 45
IN OR 447 PG 603
PIRATES WOOD 3 UNR

CURTRIGHT JACK K
37153 S PINE ST
HILLIARD, FL 32046

2026

43-3N-28-509C-0045-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	31	HARDIE BRD 100	0900	01	1,727	103.0750	143.27	247,427	1989	1989	0	0	0	16.25	83.75	STANDARD																		
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 0% - 2026														Heated Area: 1656																	
Roof Cover	03	COMP SHNGL 100															HX Base Yr																	
Interior Wall	05	DRYWALL 100																																
Interior Floo	14	CARPET 70																																
Interior Floo	12	HARDWOOD 30																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms		2 100																																
Bathrooms		1.5 100																																
Frame	02	WOOD FRAME 100																																
Stories	2.	2. 100																																
Units		0 100																																
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																													
BAL	32	15	1993	5	600																													
BAS	912	100	1993	912	109,429																													
BAS	200	100	2007	200	23,998																													
DCK	304	10	1993	30	3,600																													
FOP	120	30	2007	36	4,320																													
FUS	544	100	1993	544	65,274																													
TOTALS			2,112		1,727	207,220																												
EXTRA FEATURES			97491 PIRATES WAY, YULEE																															
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																	
1	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1992	1992	3	20	160																		
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380																		
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	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																																		