LOTS 48 & 49
IN OR 2466/1744
PIRATES WOOD 3 UNR

FREEMAN MICHAEL E & KELLY K
97439 PIRATES WAY
YULEE, FL 32097

**2026**

**43-3N-28-509C-0048-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 90 |
| Exterior Wall | 31 | HARDIE BRD 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 |

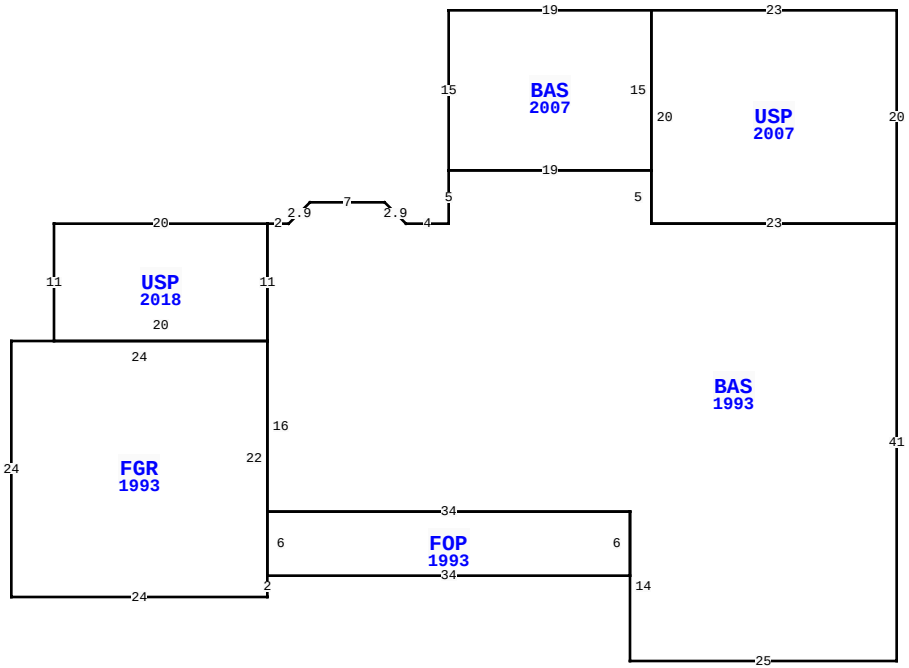
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4032.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,056 | 100 | 1993 | 2,056 | 224,205 |
| BAS | 285 | 100 | 2007 | 285 | 31,079 |
| FGR | 576 | 55 | 1993 | 317 | 34,568 |
| FOP | 204 | 30 | 1993 | 61 | 6,652 |
| USP | 460 | 30 | 2007 | 138 | 15,049 |
| USP | 220 | 30 | 2018 | 66 | 7,197 |
| TOTALS | 3,801 | | | 2,923 | 318,750 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,923 | 98.4086 | 136.79 | 399,837 | 1987 | 1997 | 0 | 0 | 0 | 20.28 | 79.72 |

1 SNGL FAM 100% - 2022 Heated Area: 2341 HX Base Yr 2022




97439 PIRATES WAY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 318,750 |
| TOTAL MARKET OB/XF VALUE | | 1,960 |
| TOTAL LAND VALUE - MARKET | | 168,000 |
| TOTAL MARKET VALUE | | 488,710 |
| SOH/AGL Deduction | | 220,166 |
| ASSESSED VALUE | | 268,544 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 217,133 |
| TOTAL JUST VALUE | | 488,710 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 479,773 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3605 | N/A | 88,950 | 09/11/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2466/1744 | 5/28/2021 | WD | Q | I | 02 | 350,000 |
| GRANTOR: JENKINS FAMILY TRUST | | | | | | |
| GRANTEE: FREEMAN MICHAEL E & | | | | | | |
| 2218/1726 | 8/15/2018 | WD | U | I | 11 | 100 |
| GRANTOR: JENKINS THOMAS W & DO | | | | | | |
| GRANTEE: JENKINS FAMILY TRUS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2007] W23 BAS=[YR=2007] W19 S15 BAS=[YR=1993] S5 W4 U2 L2 W7 D2 L2 W2 USP=[YR=2018] W20 S11 E20 N11 $ S11FGR=[YR=1993] W24 S24 E24 N2 FOP=[YR=1993] E34 N6 W34 S6 $ N22$S16 E34 S14 E25 N41 W23 N5 W19 $ E19 N15 $ S20 E23 N20 $ .

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1987 | 1987 | 3 | 58 | 1,160 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,960

| 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 | 2.00 | LT | | 1.00 | 1.00 | 0.80 | 105,000.00 | 84,000.00 | 168,000 | | | | | | | |

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 07/09/2026 BY SYS