LOTS 52 & 53
IN OR 1161/439
PIRATES WOOD 3 UNR

MOBLEY DONNELL L & ROBYN L
97341 PIRATES WAY
YULEE, FL 32097

2026

43-3N-28-509C-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

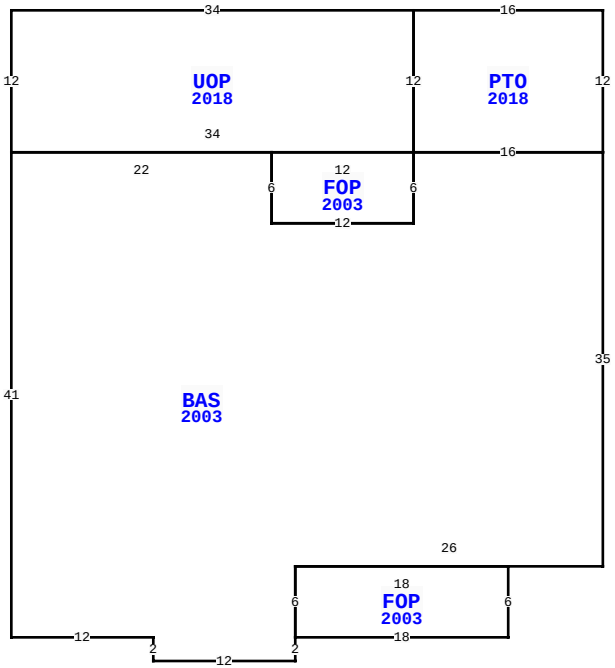
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,846	100	2003	1,846	253,279
FOP	72	30	2003	22	3,018
FOP	108	30	2003	32	4,390
PTO	192	5	2018	10	1,372
UOP	408	20	2018	82	11,251
TOTALS	2,626			1,992	273,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,992	92.6100	153.73	306,230	2003	2003	0	0	0	10.75	89.25

1 SFR CUST 100% - 2004 Heated Area: 1846 HX Base Yr 2004



97341 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		302,678
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		512,678
SOH/AGL Deduction		316,725
ASSESSED VALUE		195,953
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,542
TOTAL JUST VALUE		512,678
NCON VALUE		29,368
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006401	6500 30*50 W/12*2	87,384	06/13/2025
B0210424	NEW CONSTR	119,610	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1161/0439	8/11/2003	WD	U	V	07	100
GRANTOR: MOBLEY DONNELL & ROBY						
GRANTEE: MOBLEY DONNELL & RO						
1088/1880	10/21/2002	WD	Q	V	01	100
GRANTOR: MOBLEY DONNELL L						
GRANTEE: MOBLEY DONNELL & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W16 S6 W12 N6 W22 S41 E12 S2 E12 N2 N6 E26 N35 $
UOP=[YR=2018;ORIG=-16,0] N12 W34 S12 E34 $
PTO=[YR=2018;ORIG=0,0] N12 W16 S12 E16 $
FOP=[YR=2003;ORIG=-26,41] E18 N6 W18 S6 $
FOP=[YR=2003;ORIG=-16,0] W12 S6 E12 N6 $
.

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
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	210,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/09/2026 BY SYS

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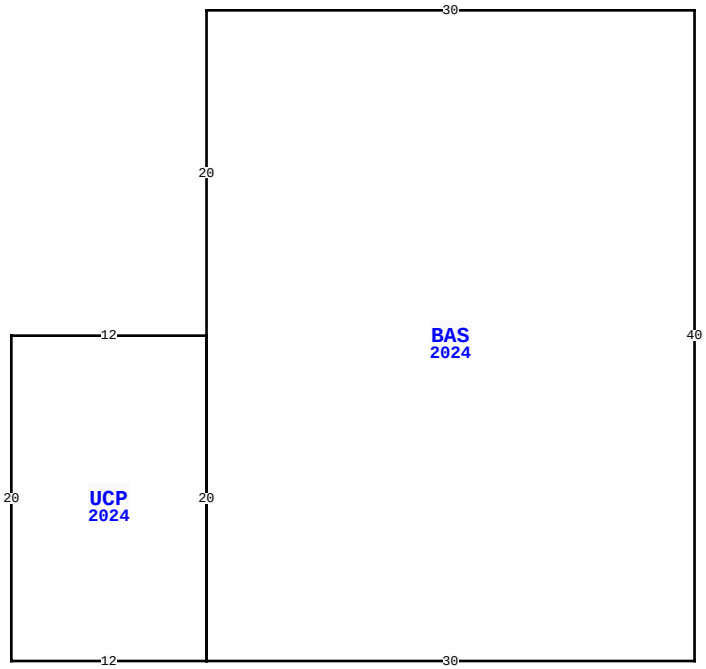
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 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	2024	1,200	28,239
UCP	240	20	2024	48	1,130
TOTALS	1,440			1,248	29,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,248	60.9500	23.77	29,665	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 1200 HX Base Yr 2004



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1088/1880	10/21/2002	WD	Q	V	01	100
GRANTOR: MOBLEY DONNELL L						
GRANTEE: MOBLEY DONNELL & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S40 W30 N20 N20 $
UCP=[YR=2024;ORIG=38,30] E12 S20 W12 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

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

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