LOT 54
IN OR 1996/451
PIRATES WOOD 3 UNR

NEWTON CHRISTOPHER R & CAROL M
97315 PIRATES WAY
YULEE, FL 32097

2026

43-3N-28-509C-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

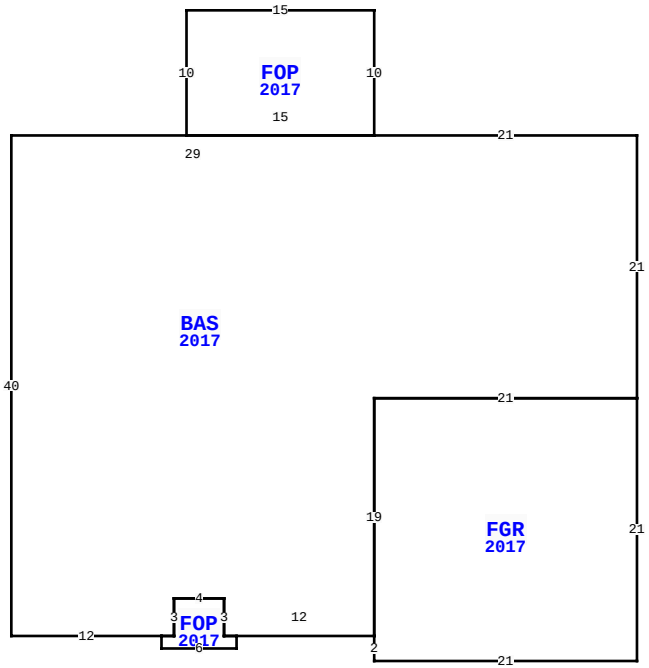
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,589	100	2017	1,589	279,989
FGR	441	55	2017	243	42,818
FOP	18	30	2017	5	881
FOP	150	30	2017	45	7,929
TOTALS	2,198			1,882	331,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,882	110.0540	182.69	343,823	2017	2017	0	0	0	3.55	96.45

1 SFR CUST 100% - 2018 Heated Area: 1589 HX Base Yr 2018



97315 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		367,209
TOTAL MARKET OB/XF VALUE		4,680
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		476,889
SOH/AGL Deduction		224,753
ASSESSED VALUE		252,136
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,725
TOTAL JUST VALUE		476,889
NCON VALUE		35,592
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002109	6500 30 X 50 WIT	108,949	02/27/2025
C1705457	CO ISSUED	0	12/08/2017
B1705457	NEW CONSTR	204,569	06/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1996/0451	8/07/2015	WD	Q	V	02	44,500
GRANTOR: SPINK CLAUDE A						
GRANTEE: NEWTON CHRISTOPHER						
1202/1940	1/22/2004	WD	Q	V		39,000
GRANTOR: HARDING JACQUELINE M						
GRANTEE: SPINK CLAUDE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W21 FOP=[YR=2017] N10 W15 S10 E15$ W29 S40 E12 FOP=[YR=2017] S1 E6 N1 W1 N3 W4 S3 W1$ E1 N3 E4 S3 E12 FGR=[YR=2017] S2 E21 N21 W21 S19$ N19 E21 N21$.

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
4	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2026	2016		65	4,680	

LAND DESCRIPTION

TOTAL OB/XF 4,680

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	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
Quality	06	Quality Level 06

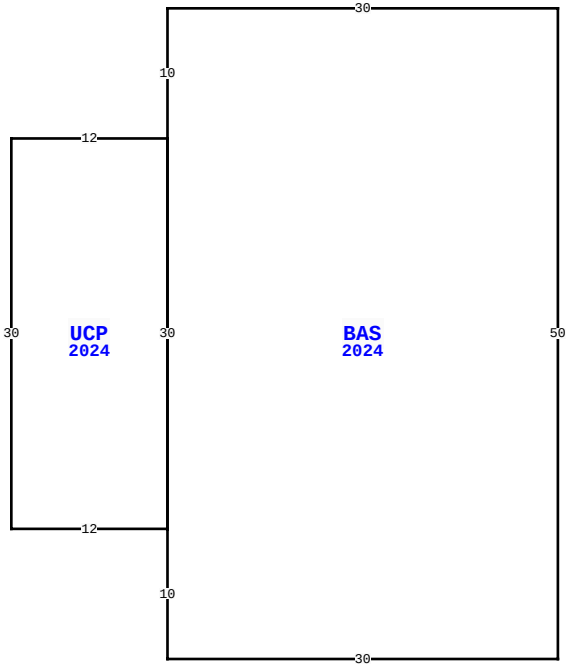
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2024	1,500	33,962
UCP	360	20	2024	72	1,631
TOTALS	1,860			1,572	35,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,572	58.6500	22.87	35,952	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 1500 HX Base Yr 2018



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1202/1940	1/22/2004	WD	Q	V		39,000
GRANTOR: HARDING JACQUELINE M						
GRANTEE: SPINK CLAUDE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S50 W30 N10 N30 N10 $
UCP=[YR=2024;ORIG=38,20] E12 S30 W12 N30 $
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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

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