

LOT 55
IN OR 1242/1422
PIRATES WOOD #3 UNR

SANCEY NICHOLAS & JEANI J
97289 PIRATES WAY
YULEE, FL 32097-2498

2026

43-3N-28-509C-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	40	15	1993	6	777
BAS	976	100	1993	976	126,366
FGR	516	55	1993	284	36,771
FOP	16	30	2007	5	647
FUS	830	100	1993	830	107,463
TOTALS	2,378			2,101	272,024

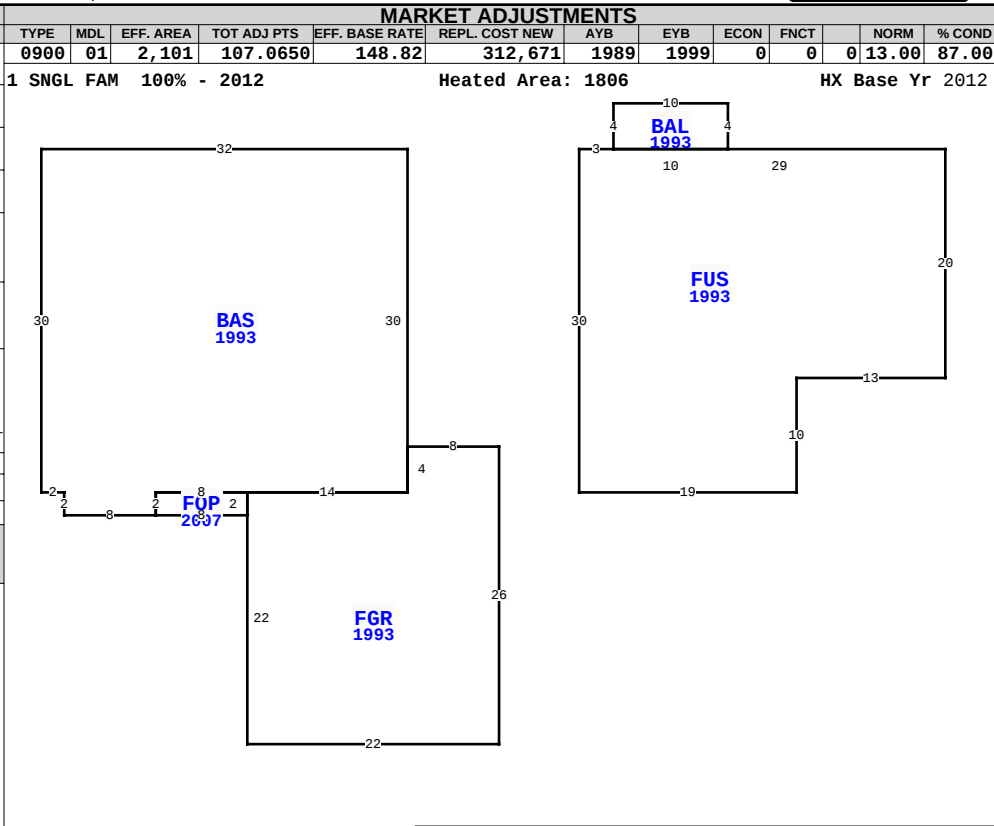
EXTRA FEATURES

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
2	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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



97289 PIRATES WAY, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF															1,240
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TOTAL OB/XF															1,240
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Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		272,024
TOTAL MARKET OB/XF VALUE		1,240
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		378,264
SOH/AGL Deduction		227,813
ASSESSED VALUE		150,451
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,040
TOTAL JUST VALUE		378,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4726	NEW CONSTR	67,793	03/14/1988
4871	NEW CONSTR	2,400	03/14/1988
2488	H/AC	3,850	03/14/1988
2947	NEW CONSTR	4,150	03/14/1988

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/1422	7/01/2004	WD	Q	I		176,000

GRANTOR: FRAZIER DAVID W & SAN
GRANTEE: SANCEY NICHOLAS & J
0796/1548 6/17/1997 WD Q I 107,000
GRANTOR: HINSON JAMES W JR & E
GRANTEE: FRAZIER DAVID W & S

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W32 S30 E2 S2 E8 FOP=[YR=2007] E8 N2 W8 S2S N2
E8 FGR=[YR=1993] S22 E22 N26 W8 S4 W14 \$ E14 N30 \$ PTR= E15
FUS=[YR=1993] E3 BAL=[YR=1993] N4 E10 S4 W10 \$ E29 S20 W13
S10 W19 N30 \$ W15 \$.