LOT 59
IN OR 2860/462
PIRATES WOOD # 3 UNR

NAPOLI MICHAEL A
97201 PIRATES WAY
YULEE, FL 32097

**2026**

**43-3N-28-509C-0059-0000**

## NASSAU COUNTY PROPERTY



## 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 | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

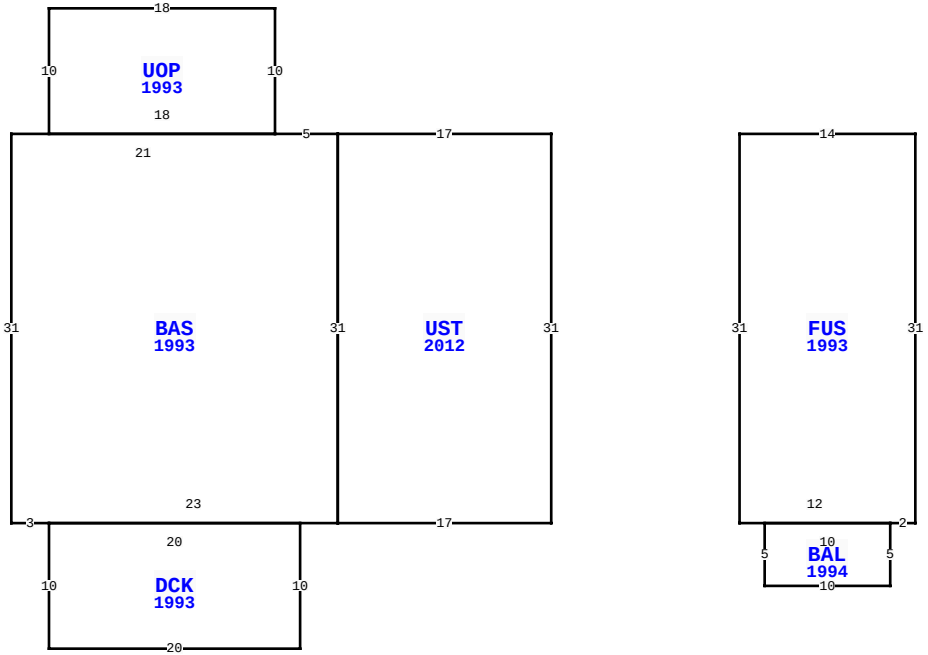
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4032.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 50 | 15 | 1994 | 8 | 1,025 |
| BAS | 806 | 100 | 1993 | 806 | 103,340 |
| DCK | 200 | 10 | 1993 | 20 | 2,564 |
| FUS | 434 | 100 | 1993 | 434 | 55,645 |
| UOP | 180 | 20 | 1993 | 36 | 4,616 |
| UST | 527 | 45 | 2012 | 237 | 30,386 |
| TOTALS | 2,197 | | | 1,541 | 197,579 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,541 | 110.4660 | 153.55 | 236,621 | 1982 | 1992 | 0 | 0 | 0 | 16.50 | 83.50 |

1 SNGL FAM 100% - 2015 Heated Area: 1240 HX Base Yr 2015




97201 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 | | 197,579 |
| TOTAL MARKET OB/XF VALUE | | 8,652 |
| TOTAL LAND VALUE - MARKET | | 105,000 |
| TOTAL MARKET VALUE | | 311,231 |
| SOH/AGL Deduction | | 175,985 |
| ASSESSED VALUE | | 135,246 |
| TOTAL EXEMPTION VALUE | HX HB SX WX | 106,411 |
| BASE TAXABLE VALUE | | 28,835 |
| TOTAL JUST VALUE | | 311,231 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 299,363 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M2006728 | H/AC | 4,787 | 08/01/2020 |
| B0209907 | NEW CONSTR | 15,840 | 07/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2860/462 | 4/10/2026 | WD | Q | I | 01 | 375,000 |
| GRANTOR: PHILLIPS BETTY L | | | | | | |
| GRANTEE: NAPOLI MICHAEL A | | | | | | |
| 1914/0670 | 4/24/2014 | SW | U | I | 12 | 78,000 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: PHILLIPS ROBERT C & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=2012] W17 BAS=[YR=1993] W5 UOP=[YR=1993] N10 W18 S10 E18 $ W21 S31 E3 DCK=[YR=1993] S10 E20 N10 W20 $ E23 N31 $S31 E17 N31 $ PTR= E15 FUS=[YR=1993] E14 S31 W2 BAL=[YR=1994] S5 W10 N5 E10 $ W12 N31 $ W15 $ .

## 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 | 0510 | GARAGE WD- | 0 | 100 | 24 | 25 | 600.00 | SF | 35.00 | 35.00 | 100 | 1993 | 1993 | 3 | 20 | 4,200 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 0 | 0 | 636.00 | SF | 35.00 | 35.00 | 100 | 1993 | 1993 | 3 | 20 | 4,452 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,652

| 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 | 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