LOT 62
IN OR 1810/1539
PIRATES WOOD 3 UNR

BARBER SANDRA A
97141 PIRATES WAY
YULEE, FL 32097

2026

43-3N-28-509C-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

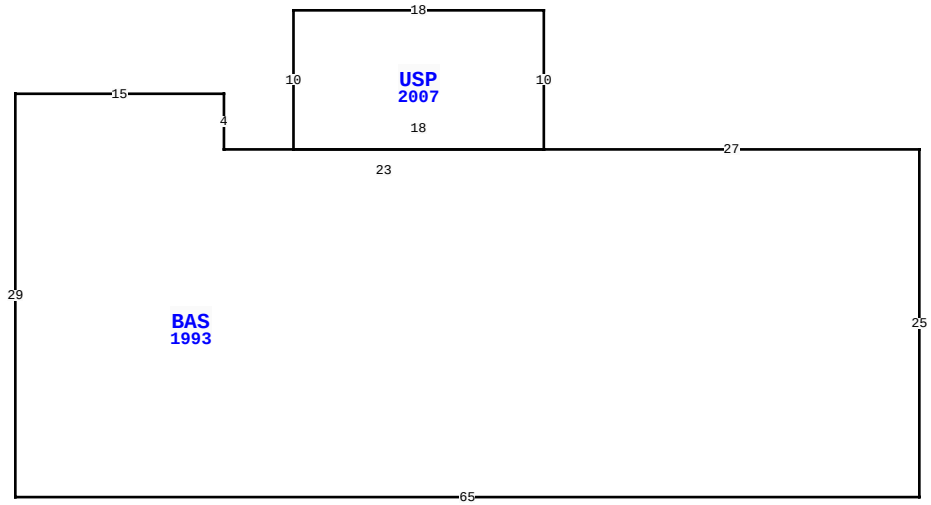
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,685	100	1993	1,685	207,151
USP	180	30	2007	54	6,639
TOTALS	1,865			1,739	213,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,739	115.2350	160.18	278,553	1976	1996	0	0	0	23.25	76.75

1 SNGL FAM 100% - 2014 Heated Area: 1685 HX Base Yr 2014



97141 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		213,789
TOTAL MARKET OB/XF VALUE		7,739
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		326,528
SOH/AGL Deduction		197,978
ASSESSED VALUE		128,550
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,139
TOTAL JUST VALUE		326,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706019	REPAIR/RRF	16,000	09/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1810/1539	8/24/2012	WD	U	I	12	76,100
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: BARBER SANDRA A						
1788/0582	9/23/2011	WD	U	I	11	100
GRANTOR: BANK OF AMERICA NA SU						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 USP=[YR=2007] N10 W18 S10 E18$ W23 N4 W15 S29 E65 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	
3	0511	GARAGE CB-	0	100	21	25	525.00	SF	40.00	40.00	100	1976	1976	3	25	5,250	
4	0681	POLE SHED	0	100	25	11	275.00	SF	15.00	15.00	100	1997	1997	3	23	949	

LAND DESCRIPTION

TOTAL OB/XF 7,739

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