LOT 64
IN OR 2790/169
PIRATES WOOD 3 UNR

THE PRENTICE-PARMELEE CP TRUST/PARMELEE STEVEN PAU
1430 PLANTATION OAKS LANE
FERNANDINA BEACH, FL 32034

2026

43-3N-28-509C-0064-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 50
Interior Floo	11	CLAY TILE 50
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

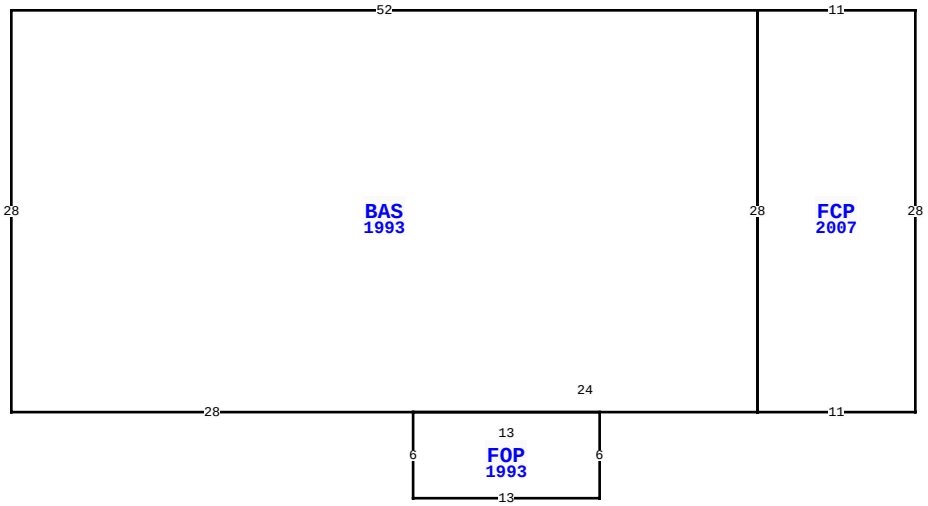
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	129,524
FCP	308	25	2007	77	6,850
FOP	78	30	1993	23	2,046
TOTALS	1,842			1,556	138,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	1,556	107.5590	149.51	232,638	1972	1972	0	0	20	20.50	59.50

1 SNGL FAM 0% - 2026 Heated Area: 1456 HX Base Yr



97089 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	138,420
TOTAL MARKET OB/XF VALUE	42,500
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	285,920
SOH/AGL Deduction	0
ASSESSED VALUE	285,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,920
TOTAL JUST VALUE	285,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/169	5/19/2025	WD	Q	I	01	290,000
GRANTOR: GRAHAM PAMELA MILES						
GRANTEE: THE PRENTICE-PARMEL						
2772/1929	3/05/2025	FJ	U	I	11	0
GRANTOR: MILES JEAN R EST						
GRANTEE: GRAHAM PAMELA MILES						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2007] W11 BAS=[YR=1993] W52 S28 E28 FOP=[YR=1993] S6 E13 N6 W13$ E24 N28$ S28 E11 N28$.

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
1	0860	POOL/SPA	0	0	15	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	0	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