LOT 75
IN OR 879/760
PIRATES WOOD #4 UNR

DOUGLAS DAVID ALLEN
97248 PIRATES WAY
YULEE, FL 32097

2026

43-3N-28-509D-0075-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

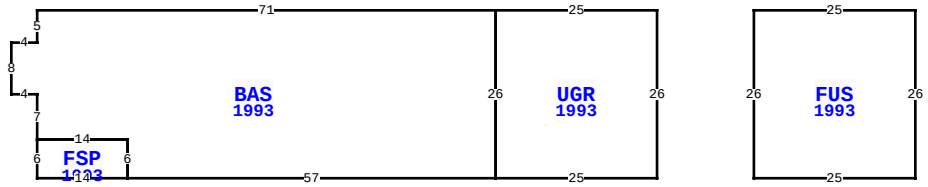
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100	1993	1,794	164,224
FSP	84	40	1993	34	3,112
FUS	650	100	1993	650	59,502
UGR	650	45	1993	292	26,730
TOTALS	3,178			2,770	253,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,770	85.2768	118.53	328,308	1983	1993	0	0	0	22.77	77.23

1 SNGL FAM 100% - 1999 Heated Area: 2444 HX Base Yr 1999



97248 PIRATES WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	253,568
TOTAL MARKET OB/XF VALUE	1,715
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	360,283
SOH/AGL Deduction	212,208
ASSESSED VALUE	148,075
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	96,664
TOTAL JUST VALUE	360,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3354	ADDITION	23,750	05/05/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0879/0760	4/19/1999	QC	Q	I	01	100
GRANTOR: DOUGLAS DEBORAH J						
GRANTEE: DOUGLAS DAVID ALLEN						
0626/0569	5/17/1991	WD	Q	I	01	100
GRANTOR: DOUGLAS DAVID ALLEN						
GRANTEE: DOUGLAS DAVID & D J						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W25 BAS=[YR=1993] W71 S5 W4 S8 E4 S7
FSP=[YR=1993] S6 E14 N6 W14 $ E14 S6 E57 N26 $ S26 E25 N26 $
PTR= E15 FUS=[YR=1993] E25 S26 W25 N26 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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