LOT 10
PIRATES WOOD ESTATES PB 5/273

GANDY BERNARD P/MCBRIDE DEBORAH K
97236 PIRATES WAY
YULEE, FL 32097

2026

43-3N-28-509G-0010-0000

BUILDING CHARACTERISTICS

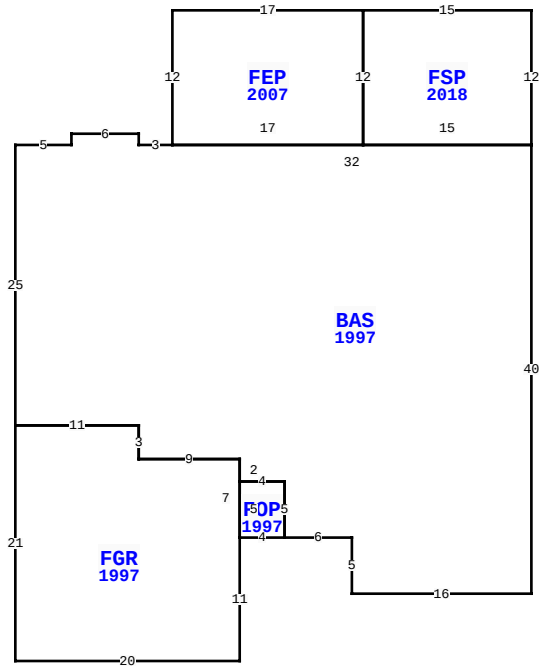
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,503	100	1997	1,503	211,187
FEP	204	80	2007	163	22,903
FGR	393	55	1997	216	30,351
FOP	20	30	1997	6	843
FSP	180	40	2018	72	10,117
TOTALS	2,300			1,960	275,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,960	117.2031	162.91	319,304	1997	1997	0	0	0	13.75	86.25

1 SNGL FAM 0% - 2025 Heated Area: 1503 HX Base Yr



97236 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	275,400
TOTAL MARKET OB/XF VALUE	2,384
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	382,784
SOH/AGL Deduction	0
ASSESSED VALUE	382,784
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,784
TOTAL JUST VALUE	382,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104779	ROOF	12,000	04/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2869/0886	5/19/2026	FJ	U	I	11	0
GRANTOR: GANDY EDWARD S EST						
GRANTEE: MCBRIDE DEBORAH K						
2770/52	2/25/2025	QC	U	I	11	123,000
GRANTOR: MCBRIDE DEBORAH K						
GRANTEE: GANDY BERNARD P						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W15 FEP=[YR=2007] W17 S12 BAS=[YR=1997] W3 N1 W6 S1 W5 S25 FGR=[YR=1997] S21E20 N11 FOP=[YR=1997] E4 N5 W4 S5$ N7 W9 N3 W11$ E11 S3 E9 S2 E4 S5 E6 S5 E16 N40 W32$ E17 N12$ S12 E15 N12$.

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	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	1997	1997	3	20	240	
3	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1997	1997	3	20	1,440	
4	0351	CARPORT MT	0	0	16	22	352.00	SF	10.00	10.00	100	2001	2001	3	20	704	

LAND DESCRIPTION

TOTAL OB/XF 2,384

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