

LOTS 1 & 2
IN OR 1674/619 & OR 1892/1073
PIRATES WOOD 1 UNR

MAULDIN JOAN LEE TRUST & GRADY MAULDIN JR FMLY TRU
97009 BLACKBEARD WAY
YULEE, FL 32097

2023

43-3N-28-509A-0001-0000



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	05	AVERAGE 100		0100	01	1,863	122.0541	110.15	205,209	1970	1985		0	0	16.50	83.50	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 1975 Heated Area: 1693 HX Base Yr 1975													Tax Group: 4 Tax Dist:											
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 171,350											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 12,861											
Interior Floo	14	CARPET 90															TOTAL LAND VALUE - MARKET 586,500											
Interior Floo	11	CLAY TILE 10															TOTAL MARKET VALUE 770,711											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 562,543											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 208,168											
Bedrooms		4 100															TOTAL EXEMPTION VALUE HX HB WX 55,000											
Bathrooms		2 100															BASE TAXABLE VALUE 153,168											
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 770,711											
Stories	2.	2. 100															NCON VALUE 0											
Units		0 100		INCOME VALUE																								
BUD8 Adjustme	04	DIST 01 100		PREVIOUS YEAR MKT VALUE 734,747																								
Occupancy	00	NONE 100																										
Quality			06	Quality Level 06																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA			04																					
NEIGHBORHOOD/LOC			4032.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	952	100	952	87,561																								
BAS	405	100	405	37,250																								
DCK	75	10	8	736																								
DCK	408	10	41	3,771																								
DCK	32	10	3	276																								
FOP	35	30	10	920																								
FSP	270	40	108	9,933																								
FUS	336	100	336	30,903																								
TOTALS			2,513	1,863	171,350																							
EXTRA FEATURES				97009 BLACKBEARDS WAY, YULEE																								
L N	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	0681	POLE SHED	0 100	24	24	576.00	SF	9.00	9.00	100	1980	1980	3	20	1,037													
3	0810	CONCRETE A	0 100	7	14	98.00	SF	6.50	6.50	100	1985	1985	3	49.5	315													
5	0940	SHEDS/PORT	0 100	16	16	256.00	SF	30.00	30.00	100	1980	1980	3	20	1,536													
6	0300	BOAT DCK W	0 100	0	0	649.00	SF	40.00	40.00	100	1980	1980	3	20	5,192													
7	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	1985	1985	3	20	40													
9	0680	POLE SHED	0 100	10	14	140.00	SF	10.00	10.00	100	1985	1985	3	20	280													
10	0940	SHEDS/PORT	0 100	18	24	432.00	SF	30.00	30.00	100	1980	1980	3	20	2,592													
11	0311	WD GANG WY	0 100	0	0	22.00	SF	45.00	45.00	100	2005	2005	3	27	267													
12	0303	FLT DOCK W	0 100	14	10	140.00	SF	26.00	26.00	100	2005	2005	3	44	1,602													
TOTAL OB/XF 12,861																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000130	C	SFR WATER	100		RS-1	200.00	450.00	2.00	LT		1.00	1.00	0.85	345,000.00	293,250.00	586,500											
REVIEW DATE 10/31/2018 BY KW Total Acres: 0.00 Total Land Value: 586,500 Market: 0 Agricultural: 0 Common: 586,500 PRINTED 08/02/2023 BY SYS																												