LOT 3
PIRATES WOOD 1 UNR
IN OR 2385/446

MCCARTHY ERIN ELIZABETH & SEAN DANIEL
97055 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

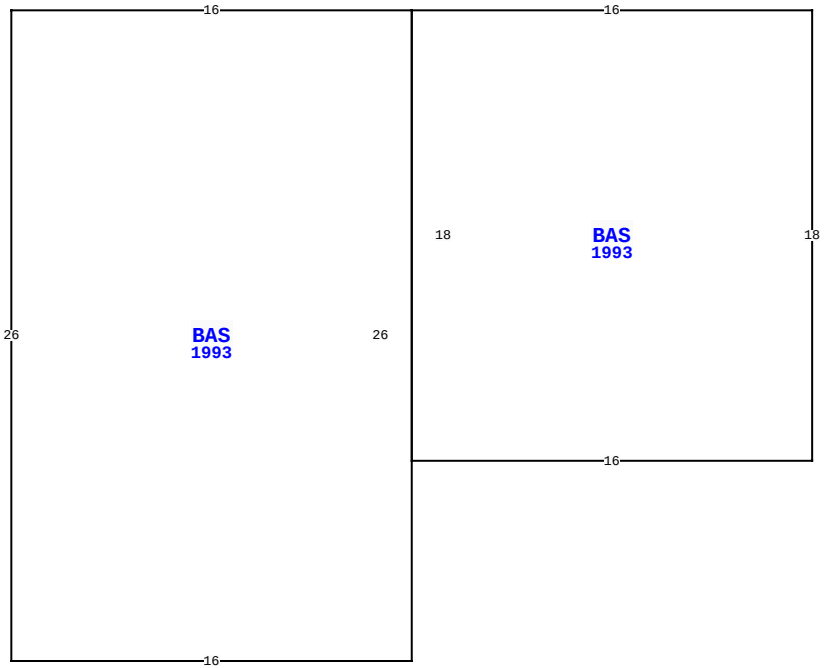
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	288	4,325
BAS	416	100	416	6,246
TOTALS	704		704	10,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	704	85.8000	30.03	21,141	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 704 HX Base Yr



97055 BLACKBEARDS WAY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	10,570
TOTAL MARKET OB/XF VALUE	27,941
TOTAL LAND VALUE - MARKET	345,000
TOTAL MARKET VALUE	383,511
SOH/AGL Deduction	0
ASSESSED VALUE	383,511
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	383,511
TOTAL JUST VALUE	383,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909418	DEMOLITION	9,500	09/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0446	8/15/2020	WD	Q	I	01	402,000
GRANTOR: JOHN DOBBIE L JR						
GRANTEE: MCCARTHY ERIN ELIZA						
2260/1705	3/05/2019	FJ	U	I	11	0
GRANTOR: JOHN DOBBIE LEE SR ES						
GRANTEE: JOHN DOBBIE L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=1993] W16 S26 E16 N26$ S18 E16 N18$.

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
4	0300	BOAT DCK W	0	0	80	5	400.00	SF	40.00	40.00	100	2005	2005	3	44	7,040	
7	0803	ASPHALT C	0	0	165	7	1,155.00	SF	1.50	1.50	100	1998	1998	3	50	866	
8	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	100	2005	2005	3	27	745	
9	0303	FLT DOCK W	0	0	24	8	192.00	SF	26.00	26.00	100	2005	2005	3	44	2,196	
10	0317	DCK PLNG W	0	0	0	0	2.00	UT	750.00	750.00	100	2020	2020	3	93	1,395	
11	0350	CARPORT WD	0	0	30	12	360.00	SF	13.00	13.00	100	2020	2020	3	93	4,352	
12	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2020	2020	3	93	1,395	
13	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	100	6,000	
14	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	2020	2020	3	95	3,952	

LAND DESCRIPTION

TOTAL OB/XF 27,941

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	000130	C	SFR WATER	0		RS-1	100.00	450.00	1.00	LT		1.00	1.00	1.00	345,000.00	345,000.00	345,000							

REVIEW DATE 10/30/2019 BY KW Total Acres: 0.00 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000 PRINTED 08/02/2023 BY SYS