LOT 4
IN OR 370 PGS 309 & 310
PIRATES WOOD 1 UNR

WONG KENNY C K
97075 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

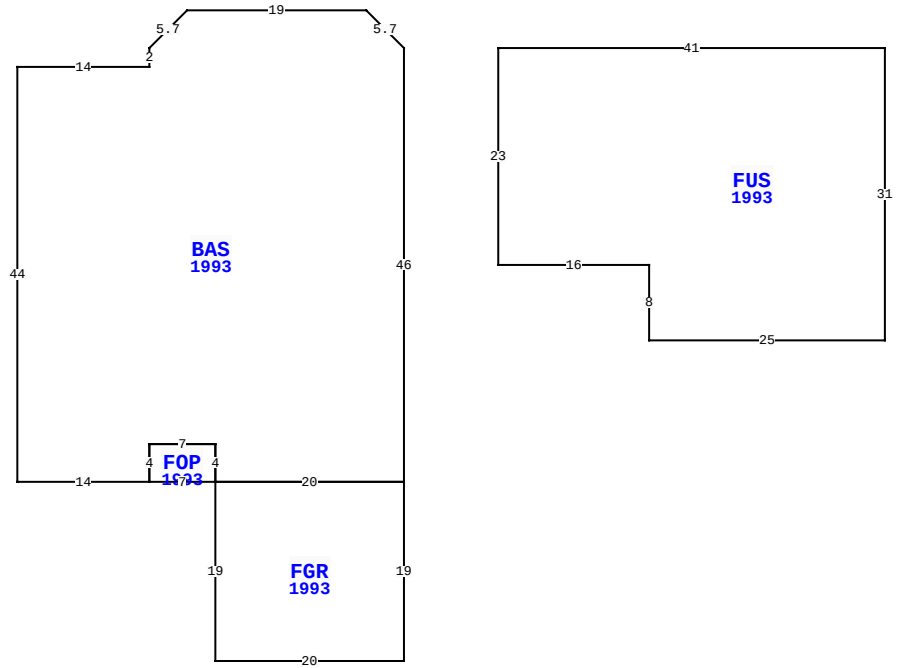
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,922	100	1,922	157,136
FGR	380	55	209	17,087
FOP	28	30	8	654
FUS	1,143	100	1,143	93,447
TOTALS	3,473		3,282	268,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,282	127.5948	115.15	377,922	1984	1984	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 1985 Heated Area: 3065 HX Base Yr 1985



97075 BLACKBEARDS 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		268,325
TOTAL MARKET OB/XF VALUE		15,296
TOTAL LAND VALUE - MARKET		345,000
TOTAL MARKET VALUE		628,621
SOH/AGL Deduction		378,525
ASSESSED VALUE		250,096
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		195,096
TOTAL JUST VALUE		628,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22190	REMODEL	1,690	01/01/2009
950412	REPAIR/RRF	5,995	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0104/0239	1/01/1970	TA	U	V		8,100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] U4 L4 W19 D4 L4 S2 W14 S44 E14 FOP=[YR=1993] E7 FGR=[YR=1993] S19 E20 N19W20 $ N4 W7 S4 $ N4 E7 S4 E20 N46$ PTR= E10 FUS=[YR=1993] E41 S31W25 N8 W16 N23 $ W10 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
2	0812	CONCRETE C	0	100	0	0	2,707.00	SF	4.00	4.00	100	1984	1984	3	47	5,089	
3	1242	WD DECK A	0	100	8	20	160.00	SF	10.00	10.00	100	1985	1985	3	20	320	
4	0300	BOAT DCK W	0	100	0	0	720.00	SF	40.00	40.00	100	1992	1992	3	20	5,760	
5	0311	WD GANG WY	0	100	0	0	22.00	SF	45.00	45.00	100	2005	2005	3	27	267	
6	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2005	2005	3	44	1,830	

LAND DESCRIPTION

TOTAL OB/XF 15,296

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	100		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 10/31/2018 BY KW Total Acres: 0.00 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000 PRINTED 08/02/2023 BY SYS