

STUTER BARBRA/MCHUGH JOHN (JT/RS)
97093 BLACKBEARDS WAY
YULEE, FL 32097

43-3N-28-509A-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	31	HARDIE BRD 60								0900	01	3,167	100.6848	119.56	378,647	1972	2000		0	0	10.85	89.15	VALUATION BY								STANDARD																		
Exterior Wall	15	CONC BLOCK 40								1 SNGL FAM - 0% - 0										Heated Area: 2537										HX Base Yr																			
Roof Structur	03	GABLE/HIP 100																												Tax Group: 4										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE										337,564									
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										57,550									
Interior Floo	12	HARDWOOD 60																												TOTAL LAND VALUE - MARKET										345,000									
Interior Floo	11	CLAY TILE 40																												TOTAL MARKET VALUE										740,114									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										151,666																			
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										588,448																			
Bedrooms		5 100																		TOTAL EXEMPTION VALUE										0																			
Bathrooms		4 100																		BASE TAXABLE VALUE										588,448																			
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										740,114																			
Stories	2.	2. 100																		NCON VALUE										0																			
Units		0 100																		INCOME VALUE																													
BUD8 Adjustme	04	DIST 01 100																		PREVIOUS YEAR MKT VALUE										635,412																			
Occupancy	00	NONE 100																																															
Quality		02	Quality Level 02																																														
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	1,014	100	1,014	108,080																																													
FGR	572	55	315	33,575																																													
FOP	48	30	14	1,492																																													
FOP	319	30	96	10,233																																													
FUS	1,269	100	1,269	135,260																																													
SFB	317	80	254	27,073																																													
STR	32	10	3	320																																													
UOP	224	20	45	4,796																																													
UST	348	45	157	16,734																																													
TOTALS		4,143		3,167	337,564																																												
EXTRA FEATURES										97093 BLACKBEARDS WAY, YULEE										BLD DATE 03/03/2023 NW										LGL DATE																			
																				XF DATE										LAND DATE																			
																				INC DATE										AG DATE																			
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																																	
1	0850	PEBBLE WLK	0	0	25	24		600.00	SF 3.50	3.50	100	1985	1985	3	49.5	1,040																																	
2	0810	CONCRETE A	0	0	22	2		44.00	SF 6.50	6.50	100	1985	1985	3	49.5	142																																	
3	1242	WD DECK A	0	0	0	0		200.00	SF 10.00	10.00	100	1985	1985	3	20	400																																	
7	0300	BOAT DCK W	0	0	0	0		1,030.00	SF 50.00	50.00	100	2016	2016	3	84	43,260																																	
8	0350	CARPORT WD	0	0	32	12		384.00	SF 13.00	13.00	100	2016	2016	3	78	3,894																																	
9	0310	AL GANG WY	0	0	20	0		20.00	LF 115.00	115.00	100	2016	2016	3	78	1,794																																	
10	0317	DCK PLNG W	0	0	0	0		2.00	UT 1,000.00	1,000.00	100	2016	2016	3	78	1,560																																	
11	0303	FLT DOCK W	0	0	25	8		200.00	SF 32.50	32.50	100	2016	2016	3	84	5,460																																	
LAND DESCRIPTION																	TOTAL OB/XF 57,550																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																																