

LOT 6
IN OR 2424/793
PIRATES WOOD 1 UNR

MOONEY JAMES
97117 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0006-0000



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 2 4														
Exterior Wall	12	CEDAR 50	0900	01	2,106	104.7816	124.43	262,050	1997	2000	0	0	0	11.00	89.00	VALUATION BY STANDARD													
Exterior Wall	17	CB STUCCO 50	1 SNGL FAM - 100% - 2021													Heated Area: 1507													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2021													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	11	CLAY TILE 60																											
Interior Floor	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			01	Quality Level 01																									
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	933	100	933	103,323																									
BAS	160	100	160	17,719																									
DKC	180	10	18	1,994																									
FGR	460	55	253	28,018																									
FGR	352	55	194	21,484																									
FOP	40	30	12	1,329																									
FOP	184	30	55	6,091																									
FSP	168	40	67	7,420																									
FUS	414	100	414	45,847																									
TOTALS	2,891		2,106	233,224																									
EXTRA FEATURES			97117 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	0300	BOAT DCK W	0	100	0	0	1,072.00	SF	40.00	40.00	100	1997	1997	3	26	11,149													
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835													
4	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50	6.50	100	2001	2001	3	82	1,199													
5	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2005	2005	3	27	243													
6	0303	FLT DOCK W	0	100	31	10	310.00	SF	26.00	26.00	100	2005	2005	3	44	3,546													
TOTAL OB/XF 18,972																													
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	100.00	450.00	1.00	LT		1.00	1.00	1.00	345,000.00	345,000.00	345,000												
REVIEW DATE 11/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000 PRINTED 08/02/2023 BY SYS																													

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