

LOT 8
IN OR 1886/625
PIRATES WOOD 1 UNR

SEVCECH RICHARD L & JANICE H
97145 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0008-0000



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	31	HARDIE BRD 100	0100	01	1,946	133.6622	120.63	234,746	1983	1990	0	0	0	15.25	84.75	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2015													Heated Area: 1488									
Roof Cover	12	MODULAR MT 100														HX Base Yr 2015									
Interior Wall	05	DRYWALL 100																							
Interior Floo	12	HARDWOOD 80																							
Interior Floo	11	CLAY TILE 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories		1. 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	1,488	100	1,488	152,124																					
DKC	128	10	13	1,329																					
DKC	210	10	21	2,147																					
FGR	528	55	290	29,648																					
FOP	32	30	10	1,022																					
STR	40	10	4	409																					
USP	399	30	120	12,268																					
TOTALS			2,825	1,946	198,947																				
EXTRA FEATURES			97145 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								
1	0300	BOAT DCK W	0	100	260	4	1,040.00	SF	40.00	40.00	100	1990	1990	3	20	8,320									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960									
4	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	1983	1983	3	44	572									
6	0300	BOAT DCK W	0	100	16	10	160.00	SF	40.00	40.00	100	1990	1990	3	20	1,280									
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	1990	1990	3	20	460									
8	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1990	1990	3	20	832									
9	0350	CARPORT WD	0	100	16	10	160.00	SF	13.00	13.00	100	2005	2005	3	27	562									
TOTAL OB/XF 13,986																									
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								
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																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1886/0625	10/25/2013	WD	Q	I	02	258,000

GRANTOR: WHITE JOYCE WARE

GRANTEE: SEVCECH RICHARD L &

0704/0644	5/12/1994	QC	U	I	10	74,300
-----------	-----------	----	---	---	----	--------

GRANTOR: WHITE THOMAS E SR

GRANTEE: WHITE JOYCE WARE

BUILDING NOTES

BUILDING DIMENSIONS

DKC=[YR=1993] W24 N4 W10 USP=[YR=2018] W2 STR=[YR=2018] N8 W5 S8 E5\$ W19 S19 BAS=[YR=1993] W6 S28 E6 DCK=[YR=1993] S8 E16 N8 W3 FOP=[YR=1993] N4 W8 S4 E8 \$ W13\$ E5 N4 E8 S4 E18 FGR=[YR=1993] E24 N22 W24 S22 \$ N22 E24 N16 W34 S10 W21\$E21 N19\$ S9 E34 N5\$.

SEVCECH RICHARD L & JANICE H
97145 BLACKBEARDS WAY
YULEE, FL 32097

43-3N-28-509A-0008-0000

[illegible]