LOT 12
PIRATES WOOD 1 UNR

DAMM/
97233 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

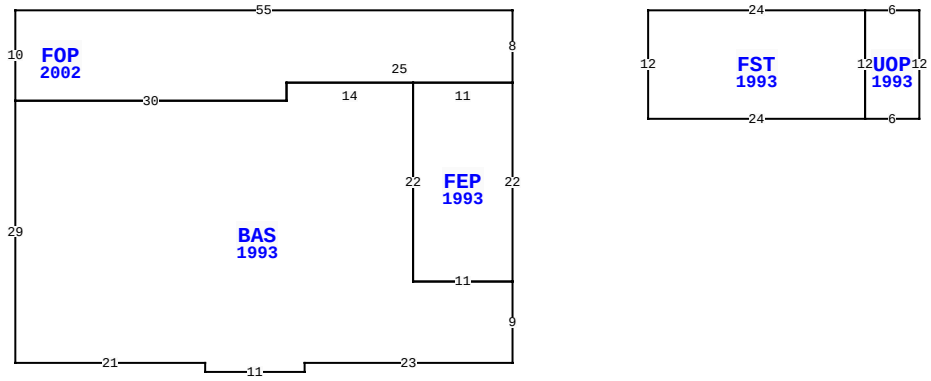
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,414	100	1,414	167,841
FEP	242	80	194	23,028
FOP	500	30	150	17,805
FST	288	55	158	18,755
UOP	72	20	14	1,661
TOTALS	2,516		1,930	229,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,930	98.8722	140.89	271,918	1977	1988	0	0	0	15.75	84.25

1 SFR CUST – 100% - 2011 Heated Area: 1414 HX Base Yr 2011



97233 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		301,342
TOTAL MARKET OB/XF VALUE		133,215
TOTAL LAND VALUE - MARKET		345,000
TOTAL MARKET VALUE		779,557
SOH/AGL Deduction		256,645
ASSESSED VALUE		522,912
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		472,912
TOTAL JUST VALUE		779,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
328403	DOCK	0	07/01/2014
E14461	ELEC OTHER	500	03/01/2005
974124	NEW CONSTR	3,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	12/21/2010	CN	U	I	11	100
GRANTOR: DAMM						
GRANTEE: DAMM						
9999/9999	2/22/2007	CN	U	I	01	100
GRANTOR: DAMM						
GRANTEE: DAMM						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W55 S10 BAS=[YR=1993] S29 E21 S1 E11 N1 E23 N9 FEP=[YR=1993] N22 W11 S22 E11 $ W11 N22 W14 S2 W30 $ E30 N2 E25 N8 $ PTR= E15 FST=[YR=1993] E24 UOP=[YR=1993] E6S12 W6 N12$ S12 W24 N12$ W15$.

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
3	0810	CONCRETE A	0	100	16	13	208.00	SF	6.50	6.50	100	1985	1985	3	49.5	669	
4	0861	POOL GUNIT	0	100	31	15	465.00	SF	85.00	85.00	100	1988	1988	3	20	7,905	
5	0845	KOOL DECK	0	100	99	7	693.00	SF	7.25	7.25	100	1988	1988	3	57	2,864	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
9	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	1990	1990	3	62	774	
10	0812	CONCRETE C	0	100	0	0	4,754.00	SF	4.00	4.00	100	2002	2002	3	83	15,783	
11	0350	CARPORT WD	0	100	0	0	576.00	SF	13.00	13.00	100	2002	2002	3	21	1,572	
12	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2002	2002	3	21	420	
13	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2002	2002	3	21	483	
14	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	2002	2002	3	21	630	

TOTAL OB/XF 33,550

LAND DESCRIPTION

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 11/05/2018 BY KWA Total Acres: 0.00 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000 PRINTED 08/02/2023 BY SYS

LOT 12
PIRATES WOOD 1 UNR

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97233 BLACKBEARDS WAY
YULEE, FL 32097

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

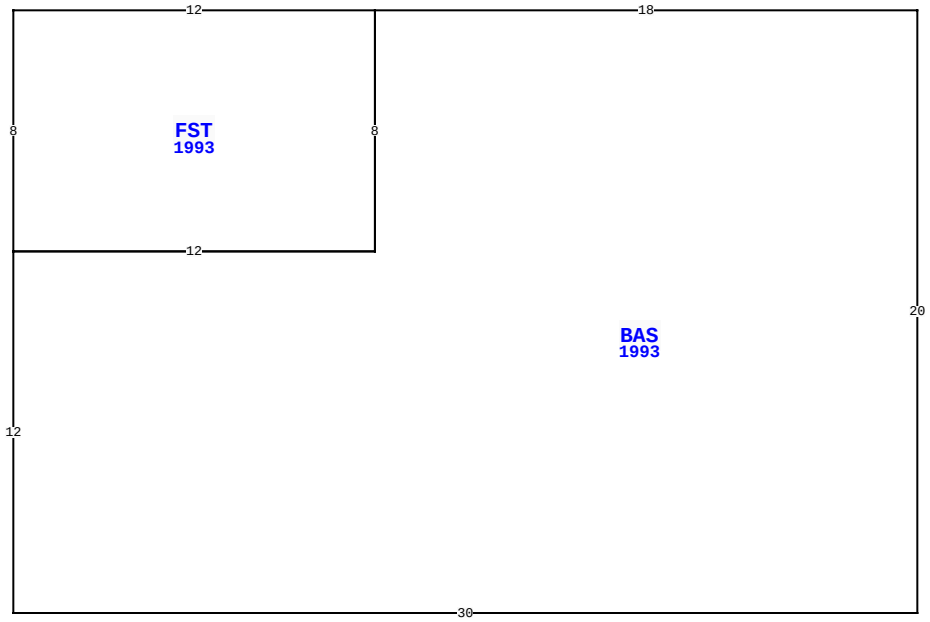
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	504	51,275
FST	96	55	53	5,392
TOTALS	600		557	56,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	557	85.5000	121.84	67,865	1980	1985	0	0	0	16.50	83.50

2 SFR CUST – 0% - 2011 Heated Area: 504 HX Base Yr 2011



97233 BLACKBEARDS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

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ASSESSED VALUE		522,912
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		472,912
TOTAL JUST VALUE		779,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	12/21/2010	CN	U	I	11	100
GRANTOR: DAMM						
GRANTEE: DAMM						
9999/9999	2/22/2007	CN	U	I	01	100
GRANTOR: DAMM						
GRANTEE: DAMM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FST=[YR=1993] W12 S8 E12 N8$ S8 W12 S12 E 30 N20$.

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
15	0303	FLT DOCK W	0	100	30	10	300.00	SF	26.00	26.00	100	2002	2002	3	32	2,496	
16	0300	BOAT DCK W	0	100	0	0	2,600.00	SF	40.00	40.00	100	2015	2015	3	81	84,240	
17	0350	CARPORT WD	0	100	48	28	1,344.00	SF	13.00	13.00	100	2015	2015	3	74	12,929	

LAND DESCRIPTION

TOTAL OB/XF 99,665

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

REVIEW DATE 11/05/2018 BY KWA 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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Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	80	100	80	9,167
FOP	40	30	12	1,375
UOP	48	20	10	1,146
UOP	168	20	34	3,896
TOTALS	336		136	15,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	136	96.3000	137.23	18,663	1985	1985	0	0	0	16.50	83.50

3 SFR CUST – 100% - 2011 Heated Area: 80 HX Base Yr 2011

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GRANTEE: DAMM						
9999/9999	2/22/2007	CN	U	I	01	100
GRANTOR: DAMM						
GRANTEE: DAMM						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W4 FOP=[YR=1997] W10 S4 BAS=[YR=1997] S8 E10 N8 W10$ E10 N4$ S12 E4 N12$ PTR=E15 UOP=[YR=1997] E14S12 W14 N12$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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