

LOT 13
IN OR 900/44
1/2 HX INT

NELSON ALBERT F &WALLER BRENDA N
97245 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0013-0000



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														
Exterior Wall	31	HARDIE BRD 100	0900	01	3,086	93.1684	110.64	341,435	2004	2004	0	0	8.50	91.50	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2006													Heated Area: 2176													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2006													
Interior Wall	05	DRYWALL 100																											
Interior Floo	09	PINE WOOD 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.	1. 100																											
Units		0 100																											
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	2,176	100	2,176	220,289																									
DCK	16	10	2	202																									
DCK	35	10	4	405																									
FDG	812	60	487	49,302																									
FOP	1,030	30	309	31,282																									
FSP	270	40	108	10,933																									
TOTALS			4,339	3,086	312,413																								
EXTRA FEATURES			97245 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	121	5	605.00	SF	40.00	40.00	100	1988	1988	3	20	4,840													
2	0300	BOAT DCK W	0	100	24	12	288.00	SF	40.00	40.00	100	1988	1988	3	20	2,304													
3	0812	CONCRETE C	0	100	0	0	3,729.00	SF	4.00	4.00	100	2004	2004	3	86	12,828													
4	0825	BRICK	0	100	0	0	433.00	SF	12.50	12.50	100	2004	2004	3	96	5,196													
5	0471	VINYL FNC	0	100	0	0	23.00	LF	32.00	32.00	100	2004	2004	3	66	486													
6	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2004	2004	3	24	442													
7	0303	FLT DOCK W	0	100	36	6	216.00	SF	26.00	26.00	100	1990	1990	3	20	1,123													
8	0303	FLT DOCK W	0	100	16	8	128.00	SF	26.00	26.00	100	1990	1990	3	20	666													
9	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	2004	2004	3	24	48													
10	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2004	2004	3	24	600													
LAND DESCRIPTION			TOTAL OB/XF 28,533																										
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 11/05/2018 BY KW Total Acres: 0.00 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000 PRINTED 08/02/2023 BY SYS																													

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