

LOT 18 IN OR 1860/77 &
LOT 17 IN OR 2158/1103
PIRATES WOODS #1 UNR

KOHLER MICHAEL & LEIGH
97357 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0018-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

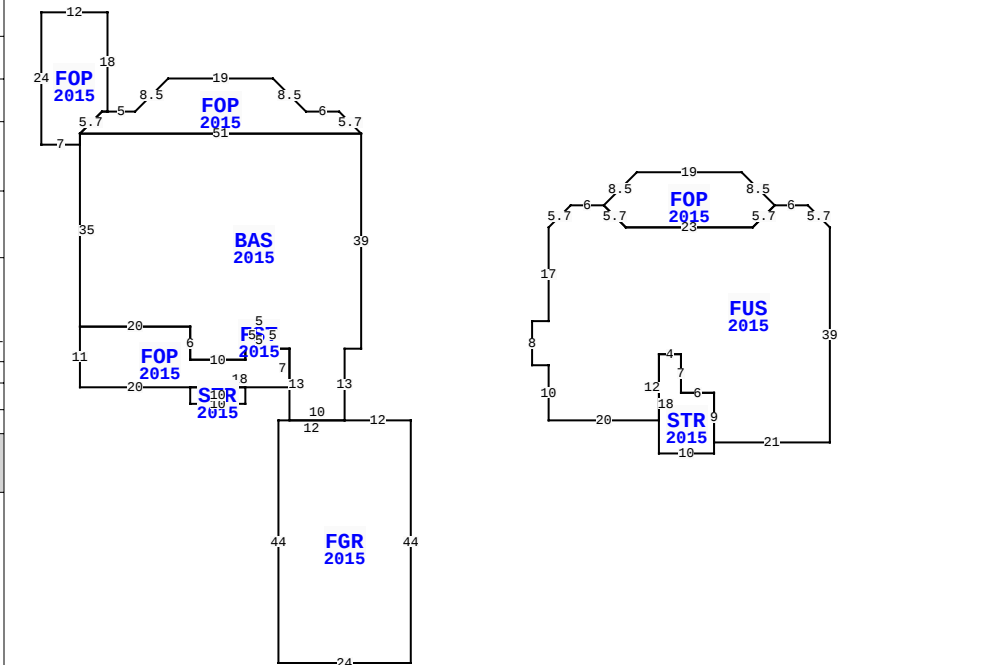
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	2,059	364,315
FGR	1,056	55	581	102,801
FOP	258	30	77	13,625
FOP	266	30	80	14,155
FOP	338	30	101	17,870
FOP	351	30	105	18,578
FST	25	55	14	2,477
FUS	1,895	100	1,895	335,297
STR	30	10	3	531
STR	138	10	14	2,477
TOTALS	6,416		4,929	872,126

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0855	CONC PAVER	0	100	0	0	
3	0855	CONC PAVER	0	100	0	0	
4	0855	CONC PAVER	0	100	0	0	
5	0600	SUMMER KIT	0	100	0	0	
6	0861	POOL GUNIT	0	100	34	21	
7	0855	CONC PAVER	0	100	0	0	
8	0911	SCRN RM A	0	100	0	0	
9	0476	VF 6 SBPL	0	100	0	0	
10	0470	VNYL GATE	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000130	C	SFR WATER	100	
2	000130	C	SFR WATER	100	

REVIEW DATE 01/02/2018 BY KW Total Acres: 0.00 Total Land Value: 690,000 Market: 0 Agricultural: 0 Common: 690,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,929	128.0058	182.41	899,099	2015	2015	0	0	0	97.00
1 SFR CUST - 100% - 2016 Heated Area: 3954 HX Base Yr 2016											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

97357 BLACKBEARDS WAY, YULEE											
TOTAL OB/XF 158,049											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		947,308	
TOTAL MARKET OB/XF VALUE		308,059	
TOTAL LAND VALUE - MARKET		690,000	
TOTAL MARKET VALUE		1,945,367	
SOH/AGL Deduction		616,153	
ASSESSED VALUE		1,329,214	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		1,279,214	
TOTAL JUST VALUE		1,945,367	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,576,058	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429189	CO ISSUED	0	07/10/2015
B1530360	SCRNRM	54,175	04/01/2015
B1429669	SWIM POOL	50,000	12/01/2014
P1417705	NEW CONSTR	0	09/01/2014
B1429179	NEW CONSTR	107,076	08/01/2014
B1429189	NEW CONSTR	499,790	08/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2158/1103	11/16/2017	WD U	I	I	11
GRANTOR: KOHLER PROPERTY DEVEL					
GRANTEE: KOHLER MICHAEL & LE					
2101/0783	2/15/2017	WD U	I	I	37
GRANTOR: EVENS AARON & JENNIFE					
GRANTEE: KOHLER PROPERTY DEV					

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=2015] W12 BAS=[YR=2015] N13 E3 N39 FOP=[YR=2015] U4 L4 W6 U6 L6 W19 L6 D6 W5 FOP=[YR=2015] N18 W12 S24 E7 N2 U4 R4 E1\$ W1 L4 D4 E51\$ W51 S35 FOP=[YR=2015] S11 E20 STR=[YR=2015] S3 E10 N3 W10 \$ E18 N7 W3 FST=[YR=2015] W5 N5 E5 S5\$ N5 W5 S7 W10 N6 W20\$ E20 S6 E10 N2 E8 S13 E10\$ W12 S44 E24 N44\$ PTR= E25 FUS=[YR=2015] N10 W3 N8 E3 N17 U4 R4 E6 FOP=[YR=2015] U6 R6 E19 R6 D6 D4 L4 W23 U4 L4 \$ R4 D4 E23 R4 U4 E6 D4 R4 S39 W21 STR=[YR=2015] S2 W10 N18 E4 S7 E6 S9\$ N9 W6 N7 W4 S12 W20\$ W25\$.	

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