

LOT 24
IN OR 2542/1619
PIRATES WOOD 1 UNR

ROSS SPENCER W & JOHANNA ELIZABETH
97459 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
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		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

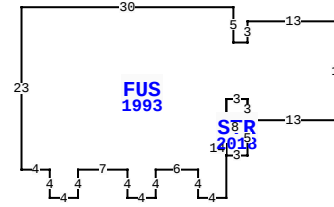
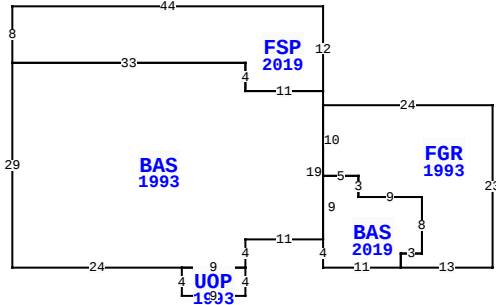
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	140,864
BAS	149	100	149	17,667
FGR	403	55	222	26,323
FSP	396	40	158	18,735
FUS	926	100	926	109,798
STR	24	10	2	237
UOP	36	20	7	830
TOTALS	3,122		2,652	314,453

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0 100	0	0	3,281.00	SF	1.20	1.20
3	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00
5	0317	DCK PLNG W	0 100	0	0	2.00	UT	500.00	500.00
7	0300	BOAT DCK W	1 100	0	0	1,072.00	SF	40.00	40.00
8	0322	BOAT LFT L	1 100	0	0	2.00	UT	1,500.00	1,500.00
9	0303	FLT DOCK W	1 100	30	10	300.00	SF	26.00	26.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RS-1	100.00	400.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,652	121.7664	144.60	383,479	1978	1998	0	0	18.00	82.00
1 SNGL FAM - 100% - 2023 Heated Area: 2263 HX Base Yr 2023											



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					329,003				
TOTAL MARKET OB/XF VALUE					58,612				
TOTAL LAND VALUE - MARKET					345,000				
TOTAL MARKET VALUE					732,615				
SOH/AGL Deduction					152,591				
ASSESSED VALUE					580,024				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					530,024				
TOTAL JUST VALUE					732,615				
NCON VALUE					26,294				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					633,692				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2107557	ROOF	17,000	06/10/2021
B2007586	STORM SHUTTERS	5,203	09/01/2020
E2003919	GENERATOR	0	05/01/2020
B1910669	FSP/DCK	9,699	10/09/2019
B1903636	ADDITION	94,500	04/11/2019
B017966	XFOB	6,100	02/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/1619	2/23/2022	WD	Q	I	01	840,000
GRANTOR: ZUCKER DANIEL & SHERY						
GRANTEE: ROSS SPENCER WORTH						
2228/0381	10/02/2018	WD	Q	I	01	475,000
GRANTOR: CARMA ROBINSON KERN L						
GRANTEE: ZUCKER DANIEL & SHE						

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=1993] W24 BAS=[YR=1993] N2 FSP=[YR=2019] N12 W44 S8 E33 S4 E11 \$ W11 N4 W33 S29 E24 UOP=[YR=1993] S4 E9 N4 W9\$ E9 N4 E11 BAS=[YR=2019] S4 E11 N2 E3 N8 W9 N3 W5 S9\$ N19\$ S10 E5 S3 E9 S8 W3 S2 E13 N23\$ PTR= E15 FUS=[YR=1993] E30 S5 E2 N3 E13 S14 W13 STR=[YR=2018] S5 W3 N8 E3 S3\$ N3 W3 S14 W4 N4 W6 S4 W4 N4 W7 S4 W4 N4 W4 N23\$ W15\$.									

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