

LOTS 25 & 26
IN OR 922/159
PIRATES WOODS #1 UNR

PEEPLES LIVING TRUST/PEEPLES LORETTA TRUSTEE
97018 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	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	2,656	100	2,656	215,010
FGR	599	55	329	26,633
FOP	128	30	38	3,076
UGR	884	45	398	32,219
TOTALS	4,267		3,421	276,940

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0845	KOOL DECK	0	100	0	0	794.00	SF	7.25	7.25	
2	0861	POOL GUNIT	0	100	19	39	741.00	SF	85.00	85.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	
5	1242	WD DECK A	0	100	0	0	974.00	SF	6.00	6.00	
6	0803	ASPHALT C	0	100	0	0	4,569.00	SF	2.00	2.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-1	0.00	0.00	2.00	LT	

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 1978

Heated Area: 2656

HX Base Yr 1978

13

25

22

32

15

7

7

4

61

4

32

1993

93

35

32

1993

34

26

34

1993

97018 BLACKBEARDS WAY, YULEE	BLD DATE		LGL DATE	06/16/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		276,940	
TOTAL MARKET OB/XF VALUE		22,897	
TOTAL LAND VALUE - MARKET		170,000	
TOTAL MARKET VALUE		469,837	
SOH/AGL Deduction		254,299	
ASSESSED VALUE		215,538	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		165,538	
TOTAL JUST VALUE		469,837	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		348,297	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805618	NEW CONSTR	137,409	12/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
0232/0499	2/01/1977	WD Q	V		10,500

GRANTOR:
GRANTEE:

BUILDING DIMENSIONS											
BAS=[YR=1993] W93 S13 FGR=[YR=1993] S22 E32 N7 W7 N15 W25 \$ E25 S15 E7 S7 FOP=[YR=1993] S4 E32 N4W32\$ E61 N35\$ PTR=E15 UGR=[YR=1993] E34 S26 W34 N26\$ W15\$.											