

LOT 46
IN OR 2427/374
PIRATES WOOD 1 UNR

THERRIAULT TERRY
97200 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0046-0000



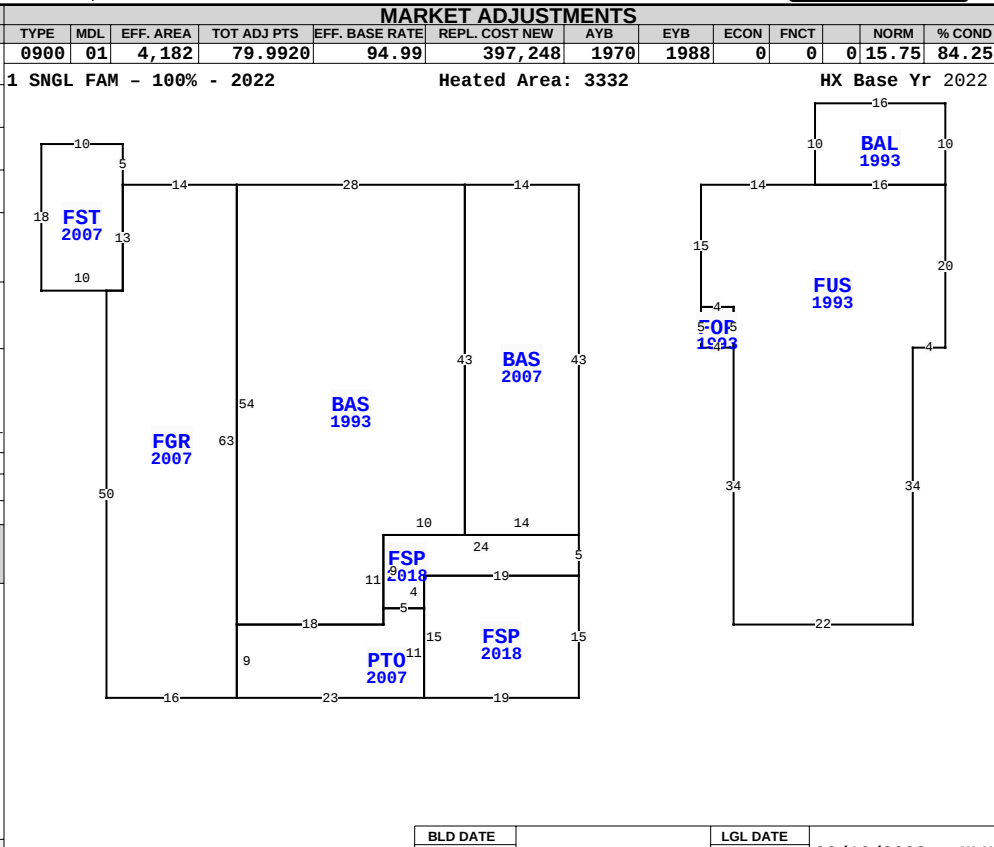
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	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
BAL	160	15	24	1,921
BAS	1,402	100	1,402	112,201
BAS	602	100	602	48,178
FGR	982	55	540	43,216
FOP	20	30	6	480
FSP	140	40	56	4,481
FSP	285	40	114	9,123
FST	180	55	99	7,923
FUS	1,328	100	1,328	106,279
PTO	217	5	11	880
TOTALS	5,316		4,182	334,681

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0866	POOL FIBER	0	100	30	15			450.00	SF	72.00
2	0812	CONCRETE C	0	100	0	0			2,196.00	SF	4.00
3	0510	GARAGE WD-	0	100	22	37			814.00	SF	35.00
4	0811	CONCRETE B	0	100	0	0			675.00	SF	5.20
5	1241	WD DECK G	0	100	0	0			1,046.00	UT	11.50
6	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	1.00



97200 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		334,681	
TOTAL MARKET OB/XF VALUE		26,481	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		476,162	
SOH/AGL Deduction		161,486	
ASSESSED VALUE		314,676	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		264,676	
TOTAL JUST VALUE		476,162	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,614	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008078	POOL DEMO		06/23/2023
R2008028	REPAIR/RRF	23,697	09/01/2020
B24865	REPAIR/RRF	14,550	06/01/2011
4391	N/A	13,950	09/23/1987
4406	N/A	33,400	01/02/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2427/0374	1/23/2021	QC	U	I	11
GRANTOR: THERRIAULT RONALD & C					
GRANTEE: THERRIAULT TERRY					
1200/1256	1/09/2004	WD	U	I	21
GRANTOR: BIERLEY EDMOND F & PE					
GRANTEE: THERRIAULT RONALD &					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2007] W14 BAS=[YR=1993] W28 FGR=[YR=2007] W14											
FST=[YR=2007] N5 W10 S18 E10 N13\$ S13 W2 S50 E16											
PTO=[YR=2007] E23 FSP=[YR=2018] E19 N15 FSP=[YR=2018] N5 W24											
S9 E5 N4 E19\$ W19 S15\$ N11 W5 S2 W18S9\$ N63\$ S54 E18 N11 E10											
N43\$ S43 E14 N43\$ PTR= E15 FUS=[YR=1993] E14 BAL=[YR=1993]											
N10 E16 S10 W16\$ E16 S20 W4 S34 W22 N34 FOP=[YR=1993] W4 N5E4											
S5\$N5 W4 N15\$ W15\$.											