LOT 48 OR 335 PG 24
PIRATES WOOD 1 UNR

ITAK JOHN N & JOAN G
97258 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

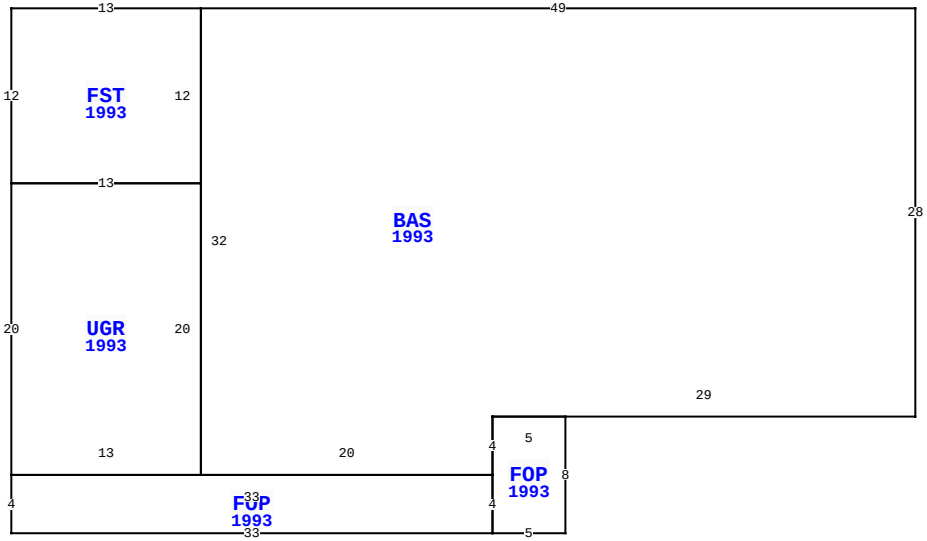
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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
BAS	1,452	100	1,452	142,033
FOP	40	30	12	1,174
FOP	132	30	40	3,913
FST	156	55	86	8,412
UGR	260	45	117	11,445
TOTALS	2,040		1,707	166,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,707	97.2000	115.42	197,022	1976	1990	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 1982 Heated Area: 1452 HX Base Yr 1982



97258 BLACKBEARDS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		166,976
TOTAL MARKET OB/XF VALUE		30,623
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		312,599
SOH/AGL Deduction		182,636
ASSESSED VALUE		129,963
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,963
TOTAL JUST VALUE		312,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514945	SWIM POOL	32,000	01/01/2005
0442	CHNGE SRVC	200	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0335/0024	4/01/1981	WD	Q	I		48,200
GRANTOR:						
GRANTEE:						
0297/0660	8/01/1979	WD	U	I		42,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 FST=[YR=1993] W13 S12 UGR=[YR=1993] S20
FOP=[YR=1993] S4 E33 N4 W33$ E13 N20W13$ E13N12$ S32 E20
FOP=[YR=1993] S4 E5 N8 W5 S4 $ N4 E29 N28$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	170.00	SF	6.50	6.50	100	1980	1980	3	35	387	
2	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00	35.00	100	1993	1993	3	20	5,376	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1990	1990	3	20	322	
4	0861	POOL GUNIT	0	100	29	14	406.00	SF	85.00	85.00	100	2005	2005	3	44	15,184	
5	0845	KOOL DECK	0	100	0	0	674.00	SF	7.25	7.25	100	2005	2005	3	87	4,251	
6	0911	SCRN RM A	0	100	36	30	1,080.00	SF	17.50	17.50	100	2005	2005	3	27	5,103	

LAND DESCRIPTION

TOTAL OB/XF 30,623

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	100,000.00	115,000.00	115,000							

REVIEW DATE 11/08/2018 BY KWX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS