LOT 49
L/E IN OR 987/1937
PIRATES WOOD 1 UNR

DOPSON CHUCK A &/CROFT TERRI L &
97288 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0049-0000

BUILDING CHARACTERISTICS

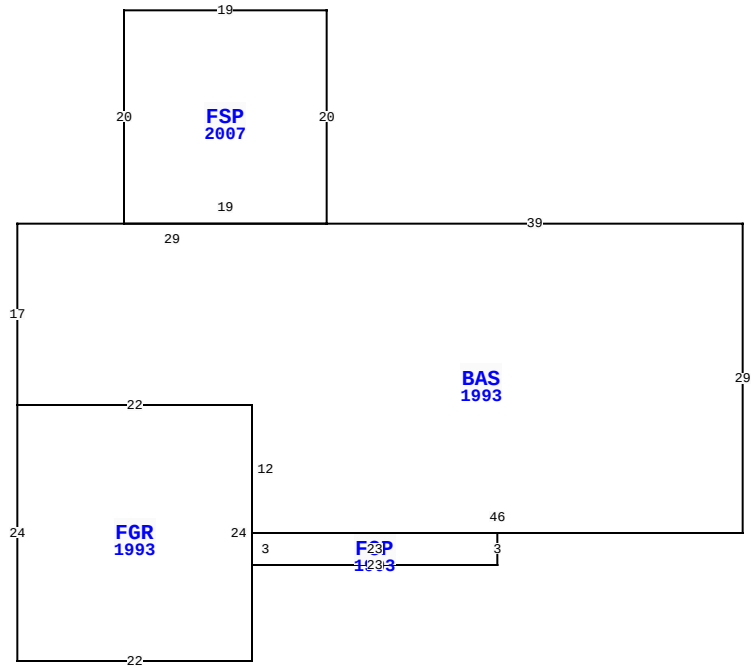
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	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	1,708	100	1,708	145,160
FGR	528	55	290	24,646
FOP	69	30	21	1,785
FSP	380	40	152	12,918
TOTALS	2,685		2,171	184,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,171	142.6782	128.77	279,560	1974	1974	0	0	0	34.00	66.00

1 SINGLE FAM – 33% - 2023 Heated Area: 1708 HX Base Yr 2023



97288 BLACKBEARDS WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,510
TOTAL MARKET OB/XF VALUE		6,898
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		306,408
SOH/AGL Deduction		0
ASSESSED VALUE		306,408
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		256,408
TOTAL JUST VALUE		306,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8652	XFOB	3,264	02/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0987/1937	5/23/2001	WD	U	I	18	100
GRANTOR: DOPSON GERALDINE						
GRANTEE: DOPSON GERALDINE L/						
0160/0589	1/01/1974	WD	Q	V		5,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 FSP=[YR=2007] N20 W19 S20 E19$ W29 S17
FGR=[YR=1993] S24 E22 N24W22$ E22 S12 FOP=[YR=1993] S3 E23
N3W23$ E46 N29$.

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
2	0500	FP-PRE FAB	0	33	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
3	0812	CONCRETE C	0	33	0	0	1,988.00	SF	4.00	4.00	100	1980	1980	3	35	2,783	
4	0855	CONC PAVER	0	33	0	0	300.00	SF	10.00	10.00	100	2000	2000	3	80	2,400	

LAND DESCRIPTION

TOTAL OB/XF 6,898

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	33		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 KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS