LOT 50
IN OR 2610/568
PIRATES WOOD #1 UNR

DOPSON RICK EDWARD/DOPSON CHUCK ALLEN
97304 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0050-0000

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	04	PLYWOOD 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	05	Quality Level 05

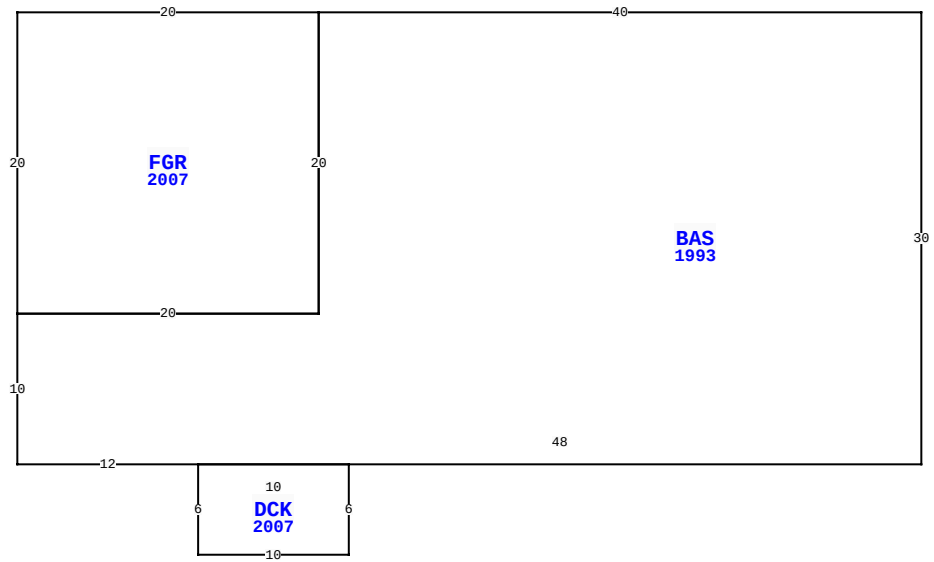
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	125,546
DCK	60	10	6	538
FGR	400	55	220	19,728
TOTALS	1,860		1,626	145,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,626	122.2980	110.37	179,462	1976	1976	0	0	0	18.75	81.25

1 SINGLE FAM – 84% - 1998 Heated Area: 1400 HX Base Yr 1998



97304 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		145,813
TOTAL MARKET OB/XF VALUE		402
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		261,215
SOH/AGL Deduction		128,301
ASSESSED VALUE		132,914
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		82,914
TOTAL JUST VALUE		261,215
NCON VALUE		43,936
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2610/0568	12/27/2022	QC	U	I	11	100
GRANTOR: CROFT TERRI L						
GRANTEE: DOPSON RICK EDWARD						
2598/1932	10/19/2022	PR	U	I	19	100
GRANTOR: CROFT TERRI L P/R OF						
GRANTEE: CROFT TERRI L & RIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FGR=[YR=2007] W20 S20 E20 N20$ S20 W20 S10 E12 DCK=[YR=2007] S6 E10 N6 W10$ E48 N30 $.

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	0940	SHEDS/PORT	0	84	10	10	100.00	SF	20.10	20.10	100	1985	1985	3	20	402	

LAND DESCRIPTION

TOTAL OB/XF 402

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	84		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