LOT 52
IN OR 2145/1816
PIRATES WOOD #1 UNR

KOHLER PROPERTY DEVELOPMENT LLC
97357 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

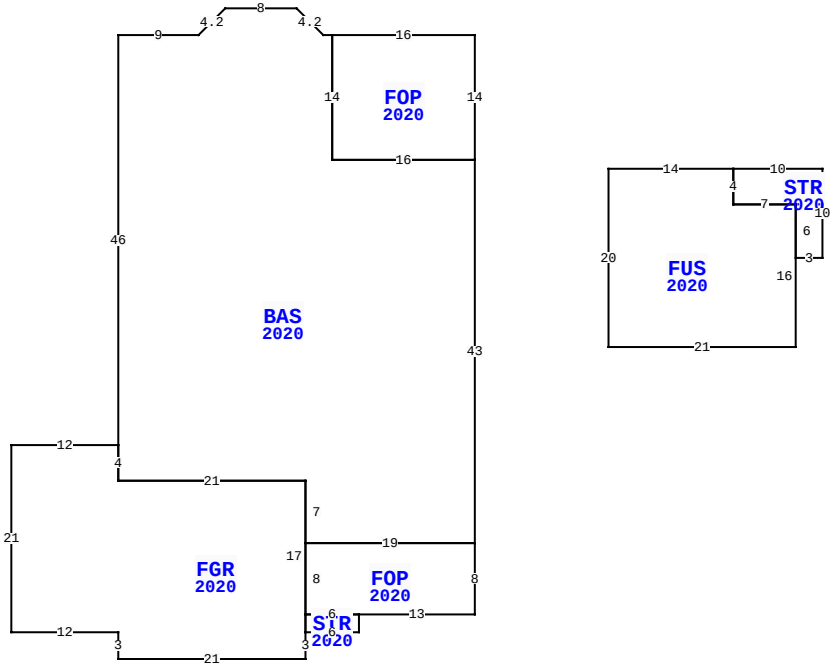
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,942	100	1,942	286,250
FGR	672	55	370	54,538
FOP	152	30	46	6,780
FOP	224	30	67	9,875
FUS	392	100	392	57,781
STR	12	10	1	147
STR	58	10	6	885
TOTALS	3,452		2,824	416,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,824	124.7520	148.14	418,347	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 2334 HX Base Yr



97352 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	416,255
TOTAL MARKET OB/XF VALUE	8,752
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	540,007
SOH/AGL Deduction	167,134
ASSESSED VALUE	372,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,873
TOTAL JUST VALUE	540,007
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2008334	CO ISSUED	0	12/29/2020
B2008334	NEW CONSTR	327,158	09/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2145/1816	9/15/2017	WD	Q	V	01	67,000
GRANTOR: SPICER KATHLEEN E						
GRANTEE: KOHLER PROPERTY DEV						
2077/0722	10/12/2016	WD	Q	V	01	58,000
GRANTOR: WOOD LYNDA L REVOCABL						
GRANTEE: SPICER KATHLEEN E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W16 BAS=[YR=2020] W1 U3 L3 W8 D3 L3 W9 S46 FGR=[YR=2020] W12 S21 E12 S3 E21 N3 STR=[YR=2020] E6 N2 FOP=[YR=2020] E13 N8 W19 S8 E6$ W6 S2$ N17 W21 N4$ S4 E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR= E15 S15 FUS=[YR=2020] E14 STR=[YR=2020] E10 S10 W3 N6 W7 N4$ S4 E7 S16 W21 N20$ N15 W15$.

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	0	12	4	48.00	SF	6.50	6.50	100	2020	2020	3	99	309	
2	0812	CONCRETE C	0	0	0	0	2,132.00	SF	4.00	4.00	100	2020	2020	3	99	8,443	

LAND DESCRIPTION

TOTAL OB/XF 8,752

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	0		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 12/23/2020 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS