LOT 53
IN OR 1611/512
PIRATES WOOD 1 UNR

MELLIN SCOTT
97376 BLACKBEARD'S WAY
YULEE, FL 32097

2023

43-3N-28-509A-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

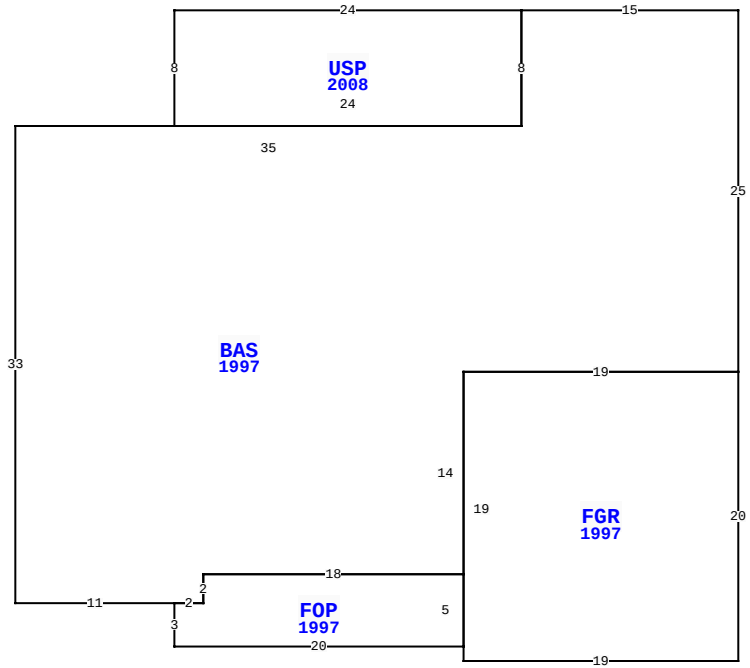
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,430	100	1,430	148,775
FGR	380	55	209	21,744
FOP	96	30	29	3,017
USP	192	30	58	6,035
TOTALS	2,098		1,726	179,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,726	99.9000	118.63	204,755	1997	1997	0	0	0	12.30	87.70

1 SNGL FAM – 100% - 2007 Heated Area: 1430 HX Base Yr 2007



97376 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		179,570
TOTAL MARKET OB/XF VALUE		28,658
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		323,228
SOH/AGL Deduction		166,399
ASSESSED VALUE		156,829
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,829
TOTAL JUST VALUE		323,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20927	ADDITION	5,068	01/01/2008
973992	SWIM POOL	9,500	06/01/1997
973642	NEW CONSTR	53,910	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1611/0512	3/12/2009	QC	U	I	30	100
GRANTOR: MELLIN SCOTT & LORI A						
GRANTEE: MELLIN SCOTT						
1425/0293	6/30/2006	WD	Q	I		255,000
GRANTOR: KEITH SEAN DAVID						
GRANTEE: MELLIN SCOTT & LORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 USP=[YR=2008] W24 S8 E24 N8$ S8 W35 S33 E11 FOP=[YR=1997] S3 E20 FGR=[YR=1997] S1 E19 N20 W19 S19 $ N5 W18 S2 W2$ E2 N2 E18 N14 E19 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	964.00	SF	5.20	5.20	100	1997	1997	3	75	3,760	
3	0861	POOL GUNIT	0	100	15	28	420.00	SF	85.00	85.00	100	1997	1997	3	21	7,497	
4	0845	KOOL DECK	0	100	0	0	744.00	SF	7.25	7.25	100	1997	1997	3	75	4,046	
5	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00	35.00	100	2008	2008	3	56	9,800	
6	1126	CB/STC 8"	0	100	0	0	240.00	SF	4.00	4.00	100	1997	1997	3	75	720	

LAND DESCRIPTION

TOTAL OB/XF 28,658

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