LOT 58
IN OR 812 PG 309
PIRATES WOOD 1 UNR

KENDRICK LARRY D & PEGGY H
3630 FIRST AVE
FERNANDINA BEACH, FL 32034

2023

43-3N-28-509A-0058-0000

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 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

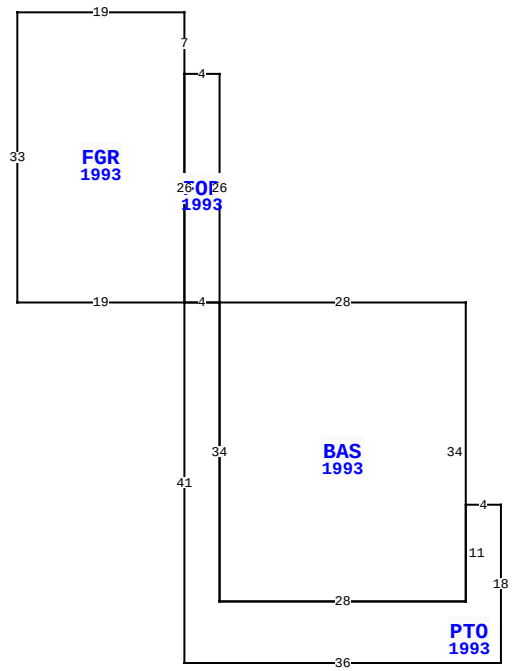
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	952	77,339
FGR	627	55	345	28,027
FOP	104	30	31	2,518
PTO	432	5	22	1,787
TOTALS	2,115		1,350	109,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,350	126.7760	114.42	154,467	1970	1975	0	0	10	19.00	71.00

1 SINGLE FAM – 0% - 0 Heated Area: 952 HX Base Yr



97460 BLACKBEARDS WAY, YULEE

BLD DATE	04/24/2008	RK	LGL DATE	06/16/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	109,672
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	225,022
SOH/AGL Deduction	74,732
ASSESSED VALUE	150,290
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,290
TOTAL JUST VALUE	225,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7129	REPAIR/RRF	1,520	04/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/0309	11/03/1997	WD	U	I	05	51,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: KENDRICK LARRY & PE						
0791/0377	4/23/1997	CT	U	I	14	45,400
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FOP=[YR=1993] N26 W4 FGR=[YR=1993] N7 W19 S33 E19 PTO=[YR=1993] S41 E36 N18 W4 S11 W28 N34 W4 $ N26 $ S26 E4 $ S34 E28 N34 $.

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	0811	CONCRETE B	0	0	0	0	306.00	SF	5.20	5.20	100	1970	1970	3	22	350	

LAND DESCRIPTION

TOTAL OB/XF 350

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 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