LOT 61
IN OR 2307/1472
PIRATES WOOD 1 UNR

STODDARD ALBERT A III
97495 BLACKBEARDS WAY
YULEE, FL 32097

2023

43-3N-28-509A-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

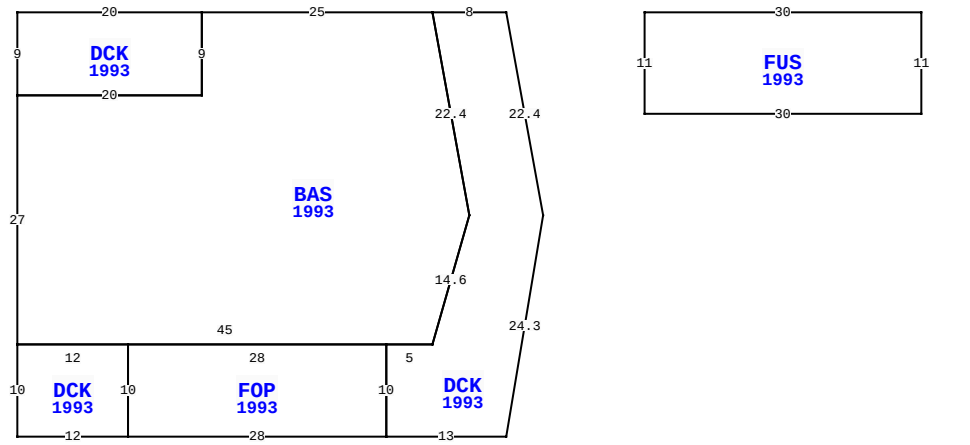
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,512	100	1,512	134,618
DCK	120	10	12	1,068
DCK	180	10	18	1,603
DCK	438	10	44	3,918
FOP	280	30	84	7,479
FUS	330	100	330	29,381
TOTALS	2,860		2,000	178,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,000	124.8716	112.70	225,400	1972	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1842 HX Base Yr 2023



97495 BLACKBEARDS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,808
TOTAL MARKET OB/XF VALUE		15,482
TOTAL LAND VALUE - MARKET		345,000
TOTAL MARKET VALUE		593,290
SOH/AGL Deduction		0
ASSESSED VALUE		593,290
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		543,290
TOTAL JUST VALUE		593,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3615	N/A	18,814	09/15/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/1472	9/24/2019	WD	U	I	11	100
GRANTOR: STODDARD ALBERT A & P						
GRANTEE: STODDARD ALBERT A I						
0094/0510	1/01/1969	TA	Q	V		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W8 BAS=[YR=1993] W25 DCK=[YR=1993] W20 S9 E20 N9$ S9 W20 S27 DCK=[YR=1993] S10 E12 FOP=[YR=1993] E28 N10 W28 S10 $ N10 W12 $ E45 U14 R4 U22 L4 $ R4 D22 D14 L4 W5 S10 E13 R4 U24 U22 L4 $ PTR= E15 FUS=[YR=1993] E30 S11 W30 N11 $ 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	0825	BRICK	0	100	0	0	142.00	SF	12.50	12.50	100	1985	1985	3	82	1,456	
2	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00	13.00	100	1985	1985	3	20	260	
3	0810	CONCRETE A	0	100	11	8	88.00	SF	6.50	6.50	100	1985	1985	3	49.5	283	
4	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,647	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
6	0300	BOAT DCK W	0	100	0	0	750.00	SF	40.00	40.00	100	1990	1990	3	20	6,000	
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	1990	1990	3	20	460	
8	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	1990	1990	3	20	1,040	
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1990	1990	3	20	300	
10	0803	ASPHALT C	0	100	0	0	3,095.00	SF	1.50	1.50	100	1990	1990	3	50	2,321	

TOTAL OB/XF 15,482

LAND DESCRIPTION

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	000130	C	SFR WATER	100	0006	RS-1	81.00	0.00	1.00	LT		1.00	1.00	1.00	345,000.00	345,000.00	345,000							

REVIEW DATE 11/09/2018 BY KW Total Acres: 0.00 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000 PRINTED 08/02/2023 BY SYS

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Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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	02	Quality Level 02

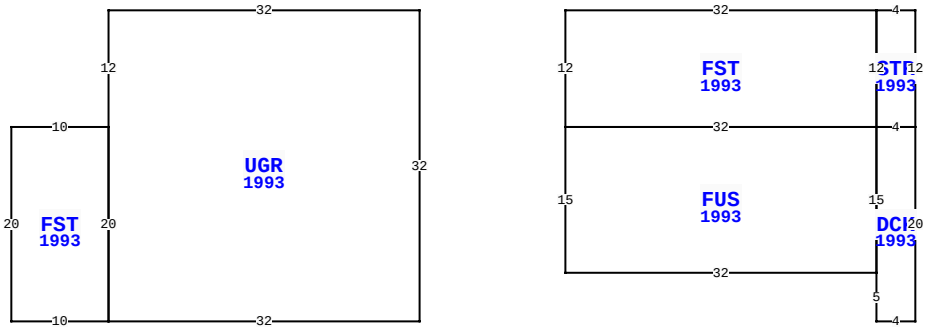
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
DCK	80	10	8	344
FST	200	55	110	4,723
FST	384	55	211	9,059
FUS	480	100	480	20,609
STR	48	10	5	215
UGR	1,024	45	461	19,793
TOTALS	2,216		1,275	54,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,275	104.7280	52.36	66,759	1986	1986	0	0	0	18.00	82.00

2 ACCESORY U – 100% - 2023 Heated Area: 480 HX Base Yr 2023



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GRANTEE: STODDARD ALBERT A I						
0094/0510	1/01/1969	TA	Q	V		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W32 S12 FST=[YR=1993] W10 S20 E10 N20 $ S20 E32 N32 $ PTR= E15 FST=[YR=1993] E32 STR=[YR=1993] E4 S12 DCK=[YR=1993] S20 W4 N5 FUS=[YR=1993] W32 N15 E32 S15$ N15 E4$ W4 N12$ S12 W32 N12$ W15$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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