

PIRATES TRADING POST INC/
96837 BLACKROCK ROAD
YULEE, FL 32097

42-3N-28-5080-0007-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		17	CB STUCCO 60							1402	04	3,913	82.4103	104.66	409,535	1977	1977		0		0	74.00	26.00	VALUATION BY					STANDARD																				
Exterior Wall		05	AVERAGE 40							1 CONVSTORE - 0% - 0										Heated Area: 3564										HX Base Yr										Tax Group: 4					Tax Dist:				
Roof Structur		04	WOOD TRUSS 100							The floor plan shows a large rectangular building footprint with several internal divisions. Key areas are labeled: APT 1993 (top left), UST 1993 (top right), FST 1994 (middle right), SFB 1993 (bottom left), BAS 1993 (bottom center), and C-N 1993 (bottom right). Dimensions include overall width of 64, depth of 24, and various internal segment lengths like 12, 18, 10, 4, 34, 52, 28, 40, 34, 12, 5, 7, 6, 4, 12, 34, 12, 4.										BUILDING MARKET VALUE										106,479																			
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE										30,154																			
Interior Wall		04	PLYWOOD 70																	TOTAL LAND VALUE - MARKET										78,750																			
Interior Wall		01	MINIMUM 30																	TOTAL MARKET VALUE										215,383																			
Interior Floo		07	CORK/VTILE 100																	SOH/AGL Deduction										0																			
Ceiling		02	F.NOT SUS 100																	ASSESSED VALUE										215,383																			
Air Condition		03	CENTRAL 100																	TOTAL EXEMPTION VALUE										0																			
Heating Type		04	AIR DUCTED 100																	BASE TAXABLE VALUE										215,383																			
Fixtures		03	15 100																	TOTAL JUST VALUE										215,383																			
Frame		03	MASONRY 100																	NCON VALUE										0																			
Story Height			8 100							INCOME VALUE																																							
RMS			10 100							PREVIOUS YEAR MKT VALUE										207,424																													
Stories		2.	2. 100																																														
Units		0	0 100																																														
BUD8 Adjustme		04	DIST 01 100																																														
Occupancy		00	NONE 100																																														
Quality		03	Quality Level 03																																														
DOR CODE		1200	STORE/OFFICE/RESID																																														
MAP NUM			MKT AREA				04																																										
NEIGHBORHOOD/LOC		4031.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOTAL ADJ AREA	SUBAREA MARKET VALUE																																													
APT	30	100	30	816																																													
APT	1,536	100	1,536	41,797																																													
BAS	1,672	100	1,672	45,498																																													
CAN	256	30	77	2,095																																													
FOP	16	30	5	136																																													
FST	42	50	21	571																																													
FST	408	50	204	5,551																																													
SFB	408	80	326	8,871																																													
STR	39	10	4	109																																													
UST	96	40	38	1,034																																													
TOTALS	4,503		3,913	106,479																																													
EXTRA FEATURES					96837 BLACKROCK RD, YULEE															BLD DATE 06/11/2021 KK					LGL DATE 06/11/2021 KK					06/11/2021 KK																			
																				XF DATE 06/11/2021																													
																				INC DATE																													
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																																	
1	0381	COOLER	0	0	34	12			408.00	SF	82.50			82.50	100	1980	1980	3	20	6,732																													
2	0803	ASPHALT C	0	0	0	0			4,712.00	SF	2.00			2.00	100	1995	1995	3	50	4,712																													
3	0971	ST LGHT OV	0	0	0	0			1.00	UT	1,555.00			1,555.00	100	1980	1980	3	20	311																													
4	0810	CONCRETE A	0	0	0	0			156.00	SF	6.50			6.50	100	1980	1980	3	32.5	330																													
5	0524	PUMP ISLND	0	0	5	3			15.00	SF	4.50			4.50	100	1999	1999	3	93	63																													
6	0524	PUMP ISLND	0	0	5	3			15.00	SF	4.50			4.50	100	1999	1999	3	93	63																													
7	0802	ASPHALT B	0	0	0	0			1,490.00	SF	2.40			2.40	100	1999	1999	3	50	1,788																													
8	0812	CONCRETE C	0	0	0	0			3,615.00	SF	4.00			4.00	100	1999	1999	3	77	11,134																													
9	4950	BOLLARD	0	0	0	0			4.00	UT	100.00			100.00	100	1999	1999	3	100	400																													
10	4950	BOLLARD	0	0	0	0			3.00	UT	100.00			100.00	100	1999	1999	3	100	300																													
LAND DESCRIPTION					TOTAL OB/XF 25,833																																												
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																									
1	001200	C	STORE COMB	0		CN	150.00	150.00	22,500.00	SF		1.00	1.00	1.00	3.50	3.50	78,750																																

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