

LOTS 1 & 2
IN OR 1674/619 & OR 1892/1073
PIRATES WOOD 1 UNR

MAULDIN JOAN LEE TRUST & GRADY MAULDIN JR FMLY TRU
97009 BLACKBEARD WAY
YULEE, FL 32097

2024

43-3N-28-509A-0001-0000



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 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

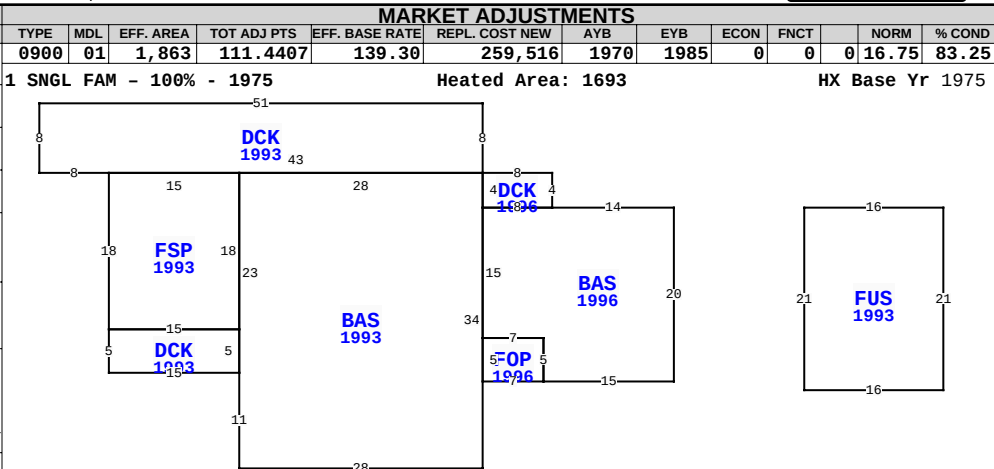
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	952	110,401
BAS	405	100	405	46,967
DKC	75	10	8	927
DKC	408	10	41	4,754
DKC	32	10	3	348
FOP	35	30	10	1,160
FSP	270	40	108	12,524
FUS	336	100	336	38,965

TOTALS	2,513		1,863	216,047
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	24	24	576.00	SF	9.00	9.00	100	1980
2	0810	CONCRETE A	0 100	7	14	98.00	SF	6.50	6.50	100	1985
3	0940	SHEDS/PORT	0 100	16	16	256.00	SF	30.00	30.00	100	1980
4	0300	BOAT DCK W	0 100	0	0	649.00	SF	40.00	40.00	100	1980
5	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	1985
6	0680	POLE SHED	0 100	10	14	140.00	SF	10.00	10.00	100	1985
7	0940	SHEDS/PORT	0 100	18	24	432.00	SF	30.00	30.00	100	1980
8	0311	WD GANG WY	0 100	0	0	22.00	SF	45.00	45.00	100	2005
9	0303	FLT DOCK W	0 100	14	10	140.00	SF	26.00	26.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	100		RSF	1200.00	450.00	2.00	LT	



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

TOTAL OB/XF											
12,670											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		216,047	
TOTAL MARKET OB/XF VALUE		12,670	
TOTAL LAND VALUE - MARKET		586,500	
TOTAL MARKET VALUE		815,217	
SOH/AGL Deduction		600,804	
ASSESSED VALUE		214,413	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		159,413	
TOTAL JUST VALUE		815,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		770,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2002919	CHNGE SRVC	1,300	04/01/2020
R12374	REPAIR/RRF	8,000	06/01/2010
9602584	ADDITION	18,900	03/04/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1892/1073	11/01/2013	WD U	I	I	11
GRANTOR: MAULDIN JOAN L & GRAD					
GRANTEE: MAULDIN JOAN L & GR					
1674/0619	4/27/2010	WD U	I	I	30
GRANTOR: MAULDIN JOAN L & GRAD					
GRANTEE: MAULDIN JOAN L & GR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W14 DCK=[YR=1996] N4 W8 DCK=[YR=1993] N8 W51 S8 E8 FSP=[YR=1993] S18 DCK=[YR=1993] S5 E15 BAS=[YR=1993] S11 E28 N34 W28 S23 \$ N5 W15 \$ E15 N18 W15 \$ E43 \$ S4 E8 \$ W8 S15 FOP=[YR=1996] S5 E7 N5 W7 \$ E7 S5 E15 N20 \$ PTR= E15 FUS=[YR=1993] E16 S21 W16 N21 \$ W15 \$.											