

STUTER BARBRA/MCHUGH JOHN (JT/RS)
97093 BLACKBEARDS WAY
YULEE, FL 32097

43-3N-28-509A-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

09000131HARDIE BRD 60
Exterior Wall15CONC BLOCK 40
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo12HARDWOOD 60
Interior Floor11CLAY TILE 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms5 100
Bathrooms4 100

Frame Stories Units02WOOD FRAME 100
2. 100
0 100
BUD8 Adjustme Occupancy04DIST 01 100
00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1,014	125,038
FGR	572	55	315	38,844
FOP	48	30	14	1,726
FOP	319	30	96	11,838
FUS	1,269	100	1,269	156,483
SFB	317	80	254	31,321
STR	32	10	3	370
UOP	224	20	45	5,549
UST	348	45	157	19,360
TOTALS	4,143		3,167	390,530

EXTRA FEATURES

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBECONFNCTNORM% COND

090001313,167111.2832139.10440,530197220000011.3588.65

1 SNGL FAM - 0% - 0 Heated Area: 2537 HX Base Yr

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYTax Group: 4StandardTax Dist:

BUILDING MARKET VALUE431,607TOTAL MARKET OB/XF VALUE62,097TOTAL LAND VALUE - MARKET345,000TOTAL MARKET VALUE838,704SOH/AGL Deduction143,614ASSESSED VALUE695,090TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE695,090TOTAL JUST VALUE838,704NCON VALUE47,797INCOME VALUEPREVIOUS YEAR MKT VALUE740,114

PERMIT NUMBERDESCRIPTIONAMTISSUED

23001159ADDITION146,25601/26/2023B??REMODEL20,00008/01/2017M1703945H/AC007/01/2017B1531430REPAIR/RRF011/13/20153700GARAGE14,47811/07/1986SALES DATAOFF RECORD NumberDATETYPEINSTQ / I V / IRSN CD SALE PRICE1957/03331/02/2015WD QI01389,000GRANTOR: KALLUSCH KATHERINEGRANTEE:MCHUGH JOHN & BARBR1651/00388/03/2009QCUI11100GRANTOR:SERNAL MATTHEWGRANTEE:KALLUSCH KATHERINEBUILDING NOTESBUILDING DIMENSIONSUOP=[YR=1993] W28 S8 BAS=[YR=1993] S11 W13 S17 E8 S9 E9UST=[YR=2017] E15 FGR=[YR=1993] S26 E22 N26 FOP=[YR=1993] E12 N4 SFB=[YR=2017] N13 W25 S5 E5 S12 E8 N4 E12\$ W12 S4\$ W22\$ E14 N12 W29 S12\$ N12 E24 N25 W28\$ E28 N8\$ PTR= E50FOP=[YR=1993] E33 S19 STR=[YR=2015] E8 S4 W8 N4\$FUS=[YR=1993] S27 W38 N14 E5 N24 E28 S11 E5\$ W5 N11 W28 N8\$ W50 \$.LAND DESCRIPTIONTOTAL OB/XF62,097LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHF ACT% CONDDTOT ADJUINIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000130CSFR WATER0RSF-1100.00450.001.00LT1.001.001.00345,000.00345,000.00345,000REVIEW DATE11/09/2023BYDJTotal Acres: 0.00Total Land Value: 345,000Market: 0Agricultural: 0Common: 345,000PRINTED 08/06/2024 BY SYS

