

LOT 6
IN OR 2424/793
PIRATES WOOD 1 UNR

MOONEY JAMES
97117 BLACKBEARDS WAY
YULEE, FL 32097

2024

43-3N-28-509A-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	2 100
Bathrooms	2	2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	0 100
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	933	100	933	126,176
BAS	160	100	160	21,638
DCK	180	10	18	2,435
FGR	460	55	253	34,215
FGR	352	55	194	26,236
FOP	40	30	12	1,623
FOP	184	30	55	7,438
FSP	168	40	67	9,061
FUS	414	100	414	55,988
TOTALS	2,891		2,106	284,809

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
1	0300	BOAT DCK W	0	100	0	0	1,072.00	SF	40.00	40.00	100	1997	1997	3
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3
3	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50	6.50	100	2001	2001	3
4	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2005	2005	3
5	0303	FLT DOCK W	0	100	31	10	310.00	SF	26.00	26.00	100	2005	2005	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000130	C	SFR WATER	100		RSF	1100.00	450.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,106	122.2452	152.81	321,818	1997	2000	0	0	0	11.50	88.50		
1 SNGL FAM - 100% - 2021 Heated Area: 1507 HX Base Yr 2021														

97117 BLACKBEARDS WAY, YULEE														
BLD DATE					LGL DATE									
XF DATE					LAND DATE									
INC DATE					AG DATE									

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY										PAGE 1 of 2				
VALUATION BY										STANDARD				
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE										300,790				
TOTAL MARKET OB/XF VALUE										18,130				
TOTAL LAND VALUE - MARKET										345,000				
TOTAL MARKET VALUE										663,920				
SOH/AGL Deduction										185,273				
ASSESSED VALUE										478,647				
TOTAL EXEMPTION VALUE					HX HB					50,000				
BASE TAXABLE VALUE										428,647				
TOTAL JUST VALUE										663,920				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										613,177				

BUILDING NOTES														
BUILDING DIMENSIONS														
FSP=[YR=2018] W24 BAS=[YR=2007] N3 W16 DCK=[YR=1997] W18 S10 FGR=[YR=2007] S22 E16 BAS=[YR=1997] E2 S5 E9 S2 FOP=[YR=2007] S5 E8 FGR=[YR=1997] S4 E23 N20 W23 S16 \$ N5 W8 \$ E8 N11 E23 N18 W42 S22 \$ N22 W16 \$ E18 N10 \$ S10 E16 N7 \$ S7 E24 N7 \$ PTR= E15 FOP=[YR=2007] E23 S8 FUS=[YR=1997] S18 W23 N18 E23 \$ W23 N8 \$ W15 \$.														

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