

LOT 8
IN OR 2701/1769
PIRATES WOOD 1 UNR

SEVCECH FAMILY REVOCABLE TRUST/SEVCECH RICHARD L T
97145 BLACKBEARDS WAY
YULEE, FL 32097

2024

43-3N-28-509A-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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

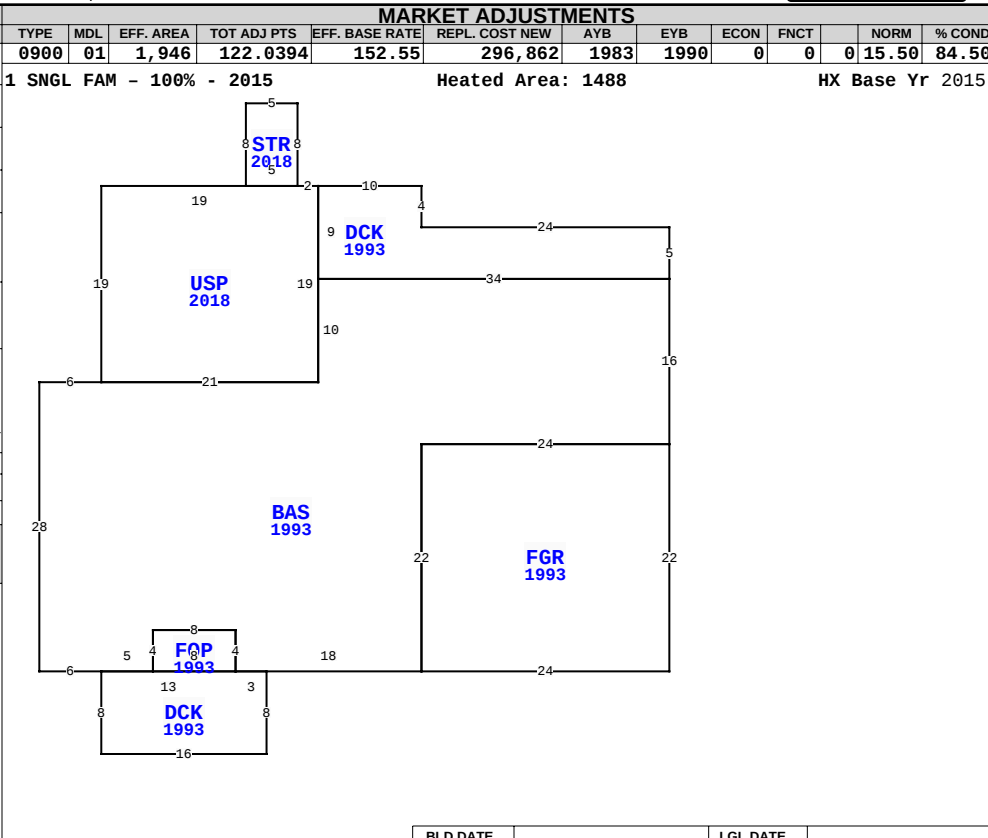
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	191,810
DKC	128	10	13	1,676
DKC	210	10	21	2,707
FGR	528	55	290	37,383
FOP	32	30	10	1,289
STR	40	10	4	515
USP	399	30	120	15,469
TOTALS	2,825		1,946	250,848

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
1	0300	BOAT DCK W	0	100	260	4	1,040.00	SF	40.00	40.00	100	1990	1990	3	20	8,320	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
3	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	1983	1983	3	41	533	
4	0300	BOAT DCK W	0	100	16	10	160.00	SF	40.00	40.00	100	1990	1990	3	20	1,280	
5	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	1990	1990	3	20	460	
6	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1990	1990	3	20	832	
7	0350	CARPORT WD	0	100	16	10	160.00	SF	13.00	13.00	100	2005	2005	3	24	499	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100		RSF	1100.00	450.00	1.00	LT		1.00	1.00	1.00	345,000.00	345,000.00	345,000							



97145 BLACKBEARDS WAY, YULEE

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

TOTAL OB/XF 13,814

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100		RSF	1100.00	450.00	1.00	LT		1.00	1.00	1.00	345,000.00	345,000.00	345,000							

NASSAU COUNTY PROPERTY PAGE 1 of 2 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,379
TOTAL MARKET OB/XF VALUE		13,814
TOTAL LAND VALUE - MARKET		345,000
TOTAL MARKET VALUE		629,193
SOH/AGL Deduction		355,451
ASSESSED VALUE		273,742
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,742
TOTAL JUST VALUE		629,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000170	GARAGE	47,904	01/04/2022
002653	REPAIR/RRF	4,275	07/01/2000
4383	ADDITION	2,590	09/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2701/1769	3/26/2024	WD	U	I	11	100

GRANTOR: SEVCECH RICHARD L & J

GRANTEE: SEVCECH FAMILY REVO

1886/0625 10/25/2013 WD Q I 02 258,000

GRANTOR: WHITE JOYCE WARE

GRANTEE: SEVCECH RICHARD L &

BUILDING NOTES

BUILDING DIMENSIONS

DKC=[YR=1993] W24 N4 W10 USP=[YR=2018] W2 STR=[YR=2018] N8 W5 S8 E5\$ W19 S19 BAS=[YR=1993] W6 S28 E6 DCK=[YR=1993] S8 E16 N8 W3 FOP=[YR=1993] N4 W8 S4 E8 \$ W13\$ E5 N4 E8 S4 E18 FGR=[YR=1993] E24 N22 W24 S22 \$ N22 E24 N16 W34 S10 W21\$E21 N19\$ S9 E34 N5\$.

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