

LOT 15
IN OR 2564/1258
PIRATES WOOD 1 UNR

GERMANO RICHARD D & REGINNA G
97275 BLACKBEARDS WAY
YULEE, FL 32034

2024

43-3N-28-509A-0015-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3													
Exterior Wall	12	CEDAR 100	0900	01	3,240	114.1812	142.73	462,445	1982	1990	0	0	0	16.50	83.50	VALUATION SUMMARY												
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023														Heated Area: 2980											
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2023											
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 60																										
Interior Floo	11	CLAY TILE 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		3 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	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																								
BAL	72	15	11	1,311																								
BAS	120	100	120	14,302																								
BAS	130	100	130	15,493																								
BAS	600	100	600	71,508																								
BAS	1,109	100	1,109	132,170																								
FOP	818	30	245	29,199																								
FUS	1,021	100	1,021	121,682																								
UOP	21	20	4	477																								
TOTALS			3,891	3,240	386,142																							
EXTRA FEATURES			97275 BLACKBEARDS WAY, YULEE																									
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	0	0	620.00	SF	40.00	40.00	100	1985	1985	3	20	4,960												
2	1242	WD DECK A	0	100	8	15	120.00	SF	10.00	10.00	100	1985	1985	3	20	240												
3	0810	CONCRETE A	0	100	8	48	384.00	SF	6.50	6.50	100	1997	1997	3	73	1,822												
4	0820	WOOD WALK	0	100	0	0	300.00	SF	11.75	11.75	100	2000	2000	3	40	1,410												
5	0803	ASPHALT C	0	100	0	0	3,868.00	SF	1.00	1.00	100	2000	2000	3	50	1,934												
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2005	2005	3	24	552												
7	0303	FLT DOCK W	0	100	36	10	360.00	SF	26.00	26.00	100	2005	2005	3	40	3,744												
TOTAL OB/XF 14,662																												
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											
REVIEW DATE 07/26/2019 BY KWMB Total Acres: 0.00 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000 PRINTED 08/06/2024 BY SYS																												

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