LOT 16
IN OR 2308/254
PIRATES WOOD 1 UNR

WOODY LEON S & SHERRY J
97315 BLACKBEARDS WAY
YULEE, FL 32097

2024

43-3N-28-509A-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

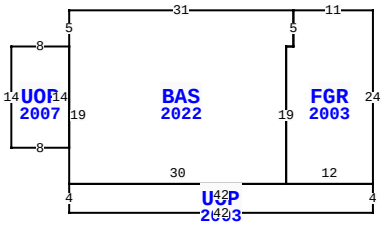
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	11	BD/BTN AVG 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

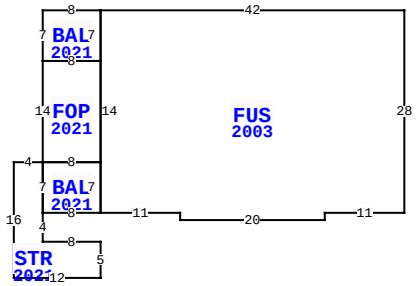
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	56	15	8	1,188
BAL	56	15	8	1,188
BAS	725	100	725	107,604
FGR	283	55	156	23,153
FOP	112	30	34	5,046
FUS	1,196	100	1,196	177,509
STR	104	10	10	1,484
UOP	168	20	34	5,046
UOP	112	20	22	3,265
TOTALS	2,812		2,193	325,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,193	103.8800	155.82	341,713	2003	2013	0	0	0	4.75	95.25

1 SFR CUST – 100% - 2020 Heated Area: 1921 HX Base Yr 2020





97315 BLACKBEARDS WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,342
TOTAL MARKET OB/XF VALUE		21,607
TOTAL LAND VALUE - MARKET		345,000
TOTAL MARKET VALUE		729,949
SOH/AGL Deduction		249,304
ASSESSED VALUE		480,645
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		430,645
TOTAL JUST VALUE		729,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103912	METAL BLDG	73,185	03/31/2021
B2102585	REMODEL	80,000	03/04/2021
B2005954	REPLACE DECK	9,700	08/01/2020
B19175	ADDITION	12,800	12/01/2006
R09947	REPAIR/RRF	2,500	12/01/2006
B0310890	NEW CONSTR	113,386	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2308/0254	9/18/2019	WD	Q	I	02	400,000
GRANTOR: JAMES CURTIS A & ANNA						
GRANTEE: WOODY LEON S & SHER						
1086/1750	10/11/2002	WD	Q	V		203,700
GRANTOR: WELLS GENE W						
GRANTEE: JAMES CURTIS A & AN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W11 BAS=[YR=2022] W31 S5 UOP=[YR=2007] W8 S14 E8 N14$ S19 UOP=[YR=2003] S4 E42 N4 W42$ E30 N19 E1 N5$ S5 W1 S19 E12 N24$ PTR= E25 BAL=[YR=2021] E8 FUS=[YR=2003] E42 S28 W11 S1 W20 N1 W11 BAL=[YR=2021] W8 STR=[YR=2021] S4 E8 S5 W12 N16 E4 FOP=[YR=2021] N14 E8 S14 W8$ S7$ N7E8 S7$ N28$ S7 W8 N7$ W25$.

EXTRA FEATURES

LN	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	0410	ELEVATOR	0	100	0	0	1.00	UT	2.20	2.20	100	2022	2022	3	100	2	
2	0812	CONCRETE C	0	100	42	24	1,008.00	SF	4.00	4.00	100	2003	2003	3	83	3,347	
3	0300	BOAT DCK W	0	100	0	0	624.00	SF	40.00	40.00	100	2003	2003	3	32	7,987	
4	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	2003	2003	3	32	1,664	
5	0310	AL GANG WY	0	100	0	0	22.00	LF	115.00	115.00	100	2003	2003	3	21	531	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	750.00	750.00	100	2003	2003	3	21	315	
8	0820	WOOD WALK	0	100	38	5	190.00	SF	11.75	11.75	100	2005	2005	3	40	893	
9	0810	CONCRETE A	0	100	33	10	330.00	SF	6.50	6.50	100	2021	2021	3	99	2,124	
10	0810	CONCRETE A	0	100	0	0	264.00	SF	6.50	6.50	100	2021	2021	3	99	1,699	

TOTAL OB/XF 21,607

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 11/08/2022 BY DJ Total Acres: 0.00 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000 PRINTED 08/06/2024 BY SYS

LOT 16
IN OR 2308/254
PIRATES WOOD 1 UNR

WOODY LEON S & SHERRY J
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YULEE, FL 32097

2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

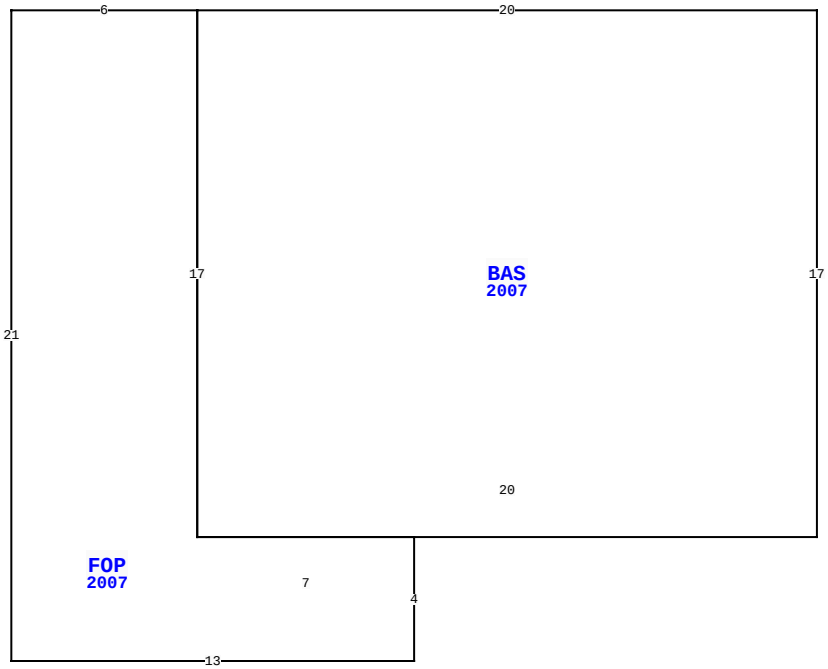
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	340	100	340	6,765
FOP	154	30	46	915
TOTALS	494		386	7,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	386	72.8970	25.51	9,847	2007	2007	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2020 Heated Area: 340 HX Base Yr 2020



97315 BLACKBEARDS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL LAND VALUE - MARKET		345,000
TOTAL MARKET VALUE		729,949
SOH/AGL Deduction		249,304
ASSESSED VALUE		480,645
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		430,645
TOTAL JUST VALUE		729,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8221	REPAIR/RRF	3,000	07/01/1992
3133	H/AC	12	08/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/0254	9/18/2019	WD	Q	I	02	400,000
GRANTOR: JAMES CURTIS A & ANNA						
GRANTEE: WOODY LEON S & SHER						
1086/1750	10/11/2002	WD	Q	V		203,700
GRANTOR: WELLS GENE W						
GRANTEE: JAMES CURTIS A & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20 FOP=[YR=2007] W6 S21 E13 N4 W7 N17$ S17 E20 N17$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/08/2022 BY DJ 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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2024

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

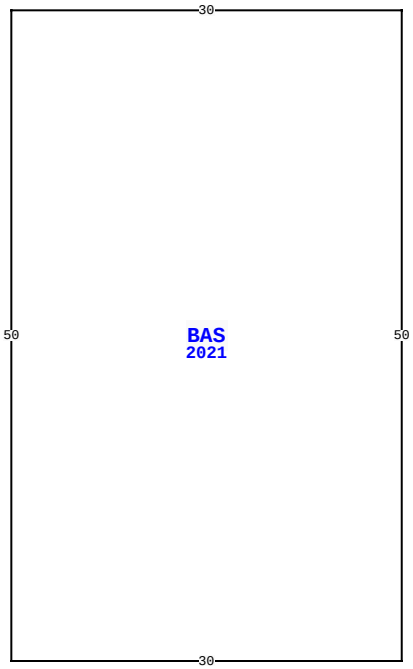
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	30,179
TOTALS	1,500		1,500	30,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	58.6500	20.53	30,795	2021	2021	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 2020 Heated Area: 1500 HX Base Yr 2020



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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

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1086/1750	10/11/2002	WD	Q	V		203,700
GRANTOR: WELLS GENE W						
GRANTEE: JAMES CURTIS A & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S50 E30 N50$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/08/2022 BY DJ Total Acres: 0.00 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000 PRINTED 08/06/2024 BY SYS