

LOT 19
IN OR 1281/988
PIRATES WOOD #1 UNR

STUMBO VIRGIL C &/CLARE MARSHA JO
97371 BLACKBEARDS WAY
YULEE, FL 32097

2024

43-3N-28-509A-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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

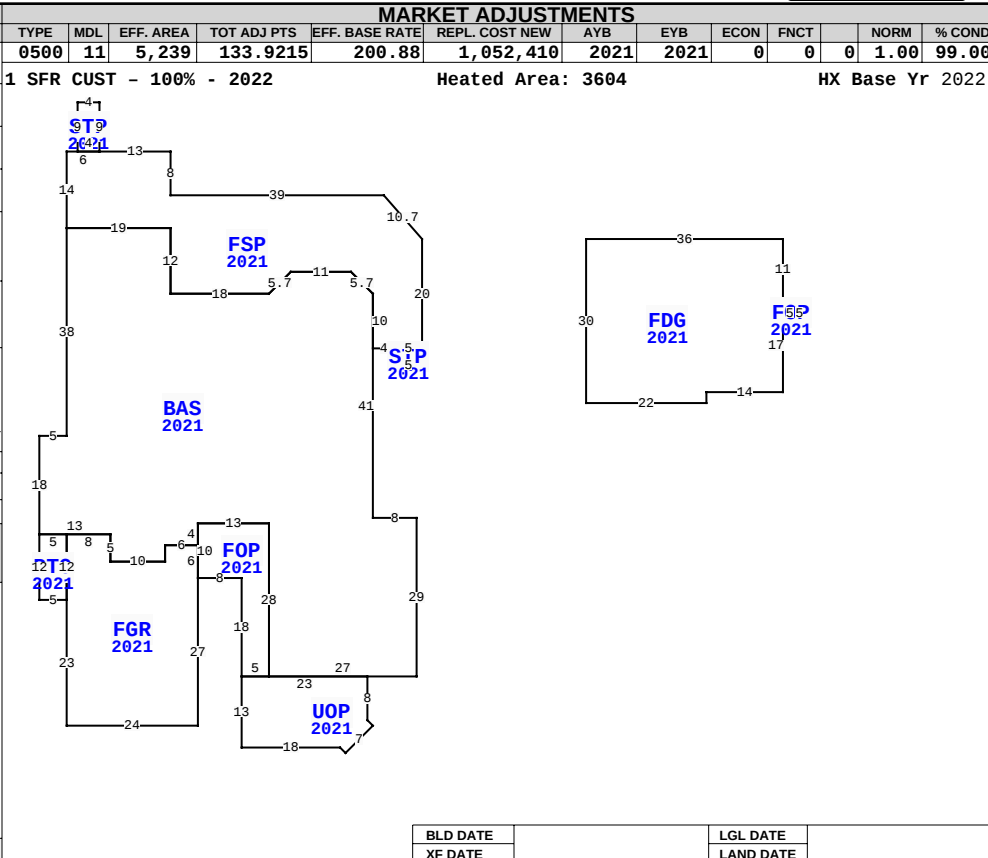
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,604	100	3,604	716,732
FDG	1,052	60	631	125,487
FGR	778	55	428	85,117
FOP	15	30	4	796
FOP	220	30	66	13,125
FSP	1,096	40	438	87,105
PTO	60	5	3	597
STP	15	10	2	398
STP	36	10	4	796
UOP	297	20	59	11,733
TOTALS	7,173		5,239	1,041,886

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	0920	CWALL-WD/M	0	100	0	0	95.00	LF	390.00	390.00	100	2008	2008	3	35	12,968	
2	0300	BOAT DCK W	0	100	134	4	536.00	SF	40.00	40.00	100	2008	2008	3	52	11,149	
3	0300	BOAT DCK W	0	100	14	10	140.00	SF	40.00	40.00	100	2008	2008	3	52	2,912	
4	0350	CARPORT WD	0	100	14	10	140.00	SF	13.00	13.00	100	2008	2008	3	35	637	
5	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2008	2008	3	35	805	
6	0303	FLT DOCK W	0	100	0	0	235.00	SF	26.00	26.00	100	2008	2008	3	52	3,177	
7	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2008	2008	3	35	1,400	
8	0350	CARPORT WD	0	100	20	14	280.00	SF	19.50	19.50	100	2008	2008	3	35	1,911	
9	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2008	2008	3	35	875	
10	0812	CONCRETE C	0	100	0	0	5,497.00	SF	4.00	4.00	100	2021	2021	3	99	21,768	

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							



97371 BLACKBEARDS WAY, YULEE

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

TOTAL OB/XF 57,602

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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 SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE										1,041,886				
TOTAL MARKET OB/XF VALUE										83,234				
TOTAL LAND VALUE - MARKET										345,000				
TOTAL MARKET VALUE										1,470,120				
SOH/AGL Deduction										601,071				
ASSESSED VALUE										869,049				
TOTAL EXEMPTION VALUE					HX HB					50,000				
BASE TAXABLE VALUE										819,049				
TOTAL JUST VALUE										1,470,120				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										1,255,170				

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	VALUATION SUMMARY									
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																				Tax Group: 4					Tax Dist:				
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