

LOT 20
IN OR 2704/543
PIRATES WOOD #1 UNR

WHELAN TODD M & ALLYSON B
75732 CLYDE HIGGINBOTHAM RD
YULEE, FL 32097

2024

43-3N-28-509A-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

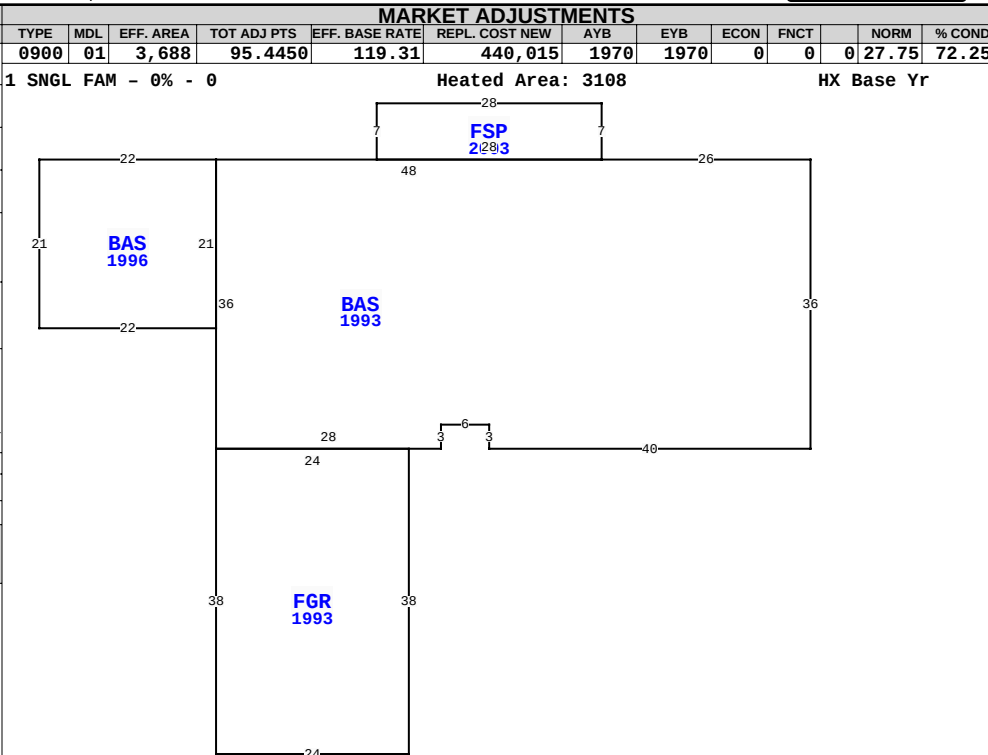
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,646	100	2,646	228,089
BAS	462	100	462	39,825
FGR	912	55	502	43,273
FSP	196	40	78	6,724

TOTALS	4,216	3,688	317,911
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0991	TENNIS CRT	0	0	0	0	1.00	UT	9,000.00
2	0300	BOAT DCK W	0	0	0	0	733.00	SF	20.00
3	0803	ASPHALT C	0	0	0	0	2,562.00	SF	1.40
4	0810	CONCRETE A	0	0	40	25	1,000.00	SF	6.50
5	0810	CONCRETE A	0	0	20	28	560.00	SF	6.50
6	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00
7	0920	CWALL-WD/M	0	0	0	0	200.00	LF	390.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	0		RSF	1100.00	450.00	1.00



97393 BLACKBEARDS WAY, YULEE
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

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	0991	TENNIS CRT	0	0	0	0	1.00	UT	9,000.00	9,000.00	100	1975	1975	3	23	2,070	
2	0300	BOAT DCK W	0	0	0	0	733.00	SF	20.00	20.00	100	1977	1977	3	20	2,932	
3	0803	ASPHALT C	0	0	0	0	2,562.00	SF	1.40	1.40	100	1970	1970	3	50	1,793	
4	0810	CONCRETE A	0	0	40	25	1,000.00	SF	6.50	6.50	100	1970	1970	3	21	1,365	
5	0810	CONCRETE A	0	0	20	28	560.00	SF	6.50	6.50	100	1996	1996	3	72	2,621	
6	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2003	2003	3	32	1,600	
7	0920	CWALL-WD/M	0	0	0	0	200.00	LF	390.00	390.00	100	2017	2017	3	78	60,840	

TOTAL OB/XF														73,221			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA						
RSF-1100.00	450.00	1.00	LT		1.00	1.00	0.85	345,000.00	293,250.00								

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										317,911	
TOTAL MARKET OB/XF VALUE										73,221	
TOTAL LAND VALUE - MARKET										293,250	
TOTAL MARKET VALUE										684,382	
SOH/AGL Deduction										173,107	
ASSESSED VALUE										511,275	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										511,275	
TOTAL JUST VALUE										684,382	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										760,696	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972417	REMODEL	2,800	12/01/1997
962796	ADDITION	300	07/17/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2704/543	4/04/2024	WD	Q	I	01	615,000	
GRANTOR: WHITE WESLEY F & PATR							
GRANTEE: WHELAN TODD M & ALL							
2702/1344	3/27/2024	QC	U	I	11	100	
GRANTOR: WHITE RICHARD M JR AS							
GRANTEE: WHITE WESLEY F & PA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 FSP=[YR=2003] N7 W28 S7 E28 \$ W48									
BAS=[YR=1996] W22 S21 E22 N21 \$ S36 FGR=[YR=1993] S38 E24 N38									
W24 \$ E28 N3 E6 S3 E40 N36 \$.									