

LOT 28
IN OR 2035/1590
PIRATES WOOD 1 UNR

MAGAGNOS PATRICK J III
97060 BLACKBEARDS WAY
YULEE, FL 32097

2024

43-3N-28-509A-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	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	1,125	100	1,125	121,290
BAS	324	100	324	34,931
FOP	66	30	20	2,156

TOTALS	1,515		1,469	158,378
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	168.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	45.00
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	45.00
5	0811	CONCRETE B	0	100	0	0	859.00	SF	5.20
6	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	01/20/2023	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,469	134.3085	127.59	187,430	1981	1990	0	0	15.50	84.50
1 SINGLE FAM - 100% - 2017											
Heated Area: 1449											
HX Base Yr 2017											

97060 BLACKBEARDS WAY, YULEE	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC 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	0810	CONCRETE A	0	100	0	0	168.00	SF	6.50	6.50	100	1981	1981	3	35	382	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	45.00	45.00	100	2003	2003	3	21	1,814	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	45.00	45.00	100	2003	2003	3	21	1,814	
5	0811	CONCRETE B	0	100	0	0	859.00	SF	5.20	5.20	100	2016	2016	3	96	4,288	
6	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2016	2016	3	90	1,037	

TOTAL OB/XF														11,050			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL						
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	1						

Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0	Common: 100,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				168,261	
TOTAL MARKET OB/XF VALUE				11,050	
TOTAL LAND VALUE - MARKET				100,000	
TOTAL MARKET VALUE				279,311	
SOH/AGL Deduction				126,474	
ASSESSED VALUE				152,837	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				102,837	
TOTAL JUST VALUE				279,311	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				272,305	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632385	GARAGE	22,315	05/01/2016
B0311045	XF0B	6,336	04/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2035/1590	3/21/2016	SW	U	I	12
GRANTOR: FEDERAL HOME LOAN MOR					SALE PRICE
GRANTEE: MAGAGNOS PATRICK J					150,000
2035/1588	12/30/2015	SW	U	I	12
GRANTOR: BRANCH BANKING & TRUS					100
GRANTEE: FEDERAL HOME LOAN M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W12 BAS=[YR=1993] W40 S27 E14 S3 E15									
FOP=[YR=2016] S3 E11 N6 W11 S3\$ N3 E11 N27 \$ S27 E12 N27 \$.									

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