

THERRIAULT TERRY
97200 BLACKBEARDS WAY
YULEE, FL 32097

43-3N-28-509A-0046-0000

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		VALUATION SUMMARY									
Exterior Wall		05	AVERAGE 100								0900	01	4,182	79.9920		99.99	418,158	1970	1988	0	0	0	16.00	84.00	VALUATION BY STANDARD																
Roof Structure		03	GABLE/HIP 100								1 SNGL FAM - 100% - 2022										Heated Area: 3332										HX Base Yr 2022										
Roof Cover		12	MODULAR MT 100																																						
Interior Wall		05	DRYWALL 100																																						
Interior Floor		14	CARPET 100																																						
Air Condition		03	CENTRAL 100																																						
Heating Type		04	AIR DUCTED 100																																						
Bedrooms			2 100																																						
Bathrooms			2 100																																						
Frame		02	WOOD FRAME 100																																						
Stories		2.	2. 100																																						
Units			0 100																																						
BUD8 Adjustme		04	DIST 01 100																																						
Occupancy		00	NONE 100																																						
Quality		01	Quality Level 01																																						
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	160	15	24	2,016																																					
BAS	1,402	100	1,402	117,756																																					
BAS	602	100	602	50,563																																					
FGR	982	55	540	45,356																																					
FOP	20	30	6	504																																					
FSP	140	40	56	4,703																																					
FSP	285	40	114	9,575																																					
FST	180	55	99	8,315																																					
FUS	1,328	100	1,328	111,541																																					
PTO	217	5	11	924																																					
TOTALS	5,316		4,182	351,253																																					
EXTRA FEATURES										97200 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																									
2	0812	CONCRETE C	0 100	0	0	2,196.00	SF	4.00	4.00	100	1987	1987	3	52	4,568																										
3	0510	GARAGE WD-	0 100	22	37	814.00	SF	35.00	35.00	100	1987	1987	3	20	5,698																										
4	0811	CONCRETE B	0 100	0	0	675.00	SF	5.20	5.20	100	2000	2000	3	79	2,773																										
5	1241	WD DECK G	0 100	0	0	1,046.00	UT	11.50	11.50	100	2000	2000	3	28	3,368																										
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185																										
LAND DESCRIPTION																TOTAL OB/XF 19,592																									
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																	
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	100,000.00	115,000.00	115,000																								
2	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	100,000.00	115,000.00	115,000																								