

LOT 49
IN OR 2719/636
PIRATES WOOD 1 UNR

DOPSON CHUCK ALLEN & TRACY
97288 BLACKBEARDS WAY
YULEE, FL 32097

2024

43-3N-28-509A-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
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NEIGHBORHOOD/LOC	4032.00
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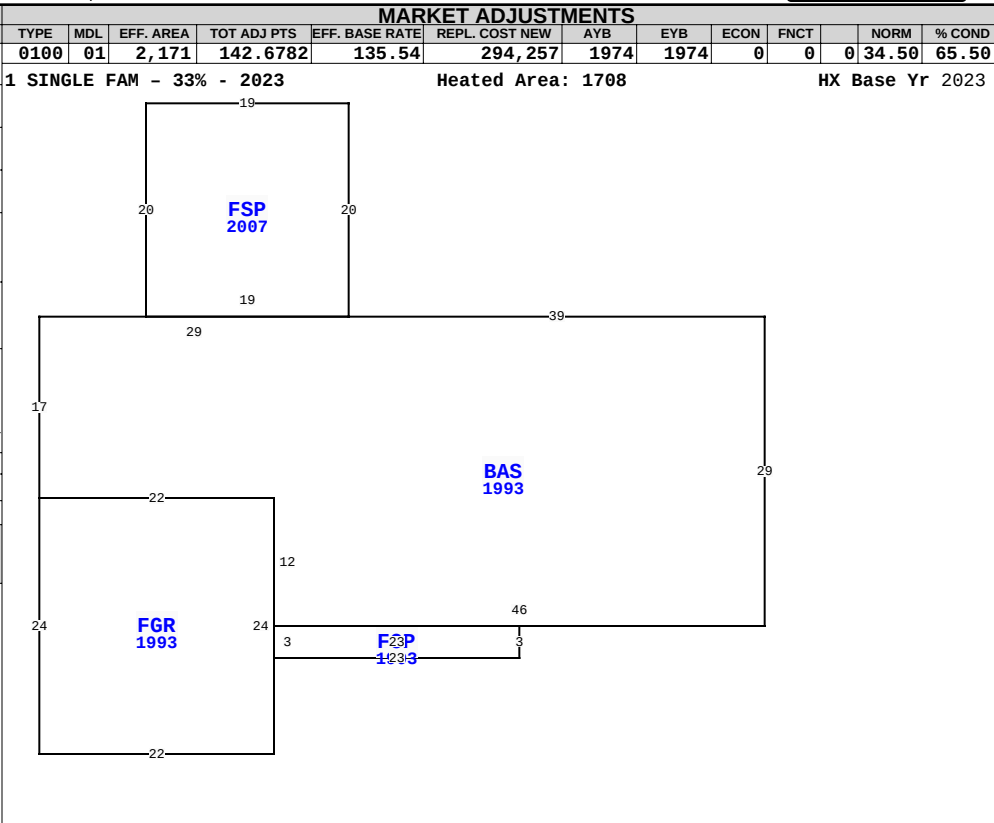
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1,708	151,634
FGR	528	55	290	25,746
FOP	69	30	21	1,864
FSP	380	40	152	13,494

TOTALS	2,685		2,171	192,738
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	33	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	33	0	0	1,988.00	SF	4.00
3	0855	CONC PAVER	0	33	0	0	300.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	33		RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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97288 BLACKBEARDS WAY, YULEE

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

TOTAL OB/XF										6,582		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	100,000.00	115,000.00	1	

Total Acres: 0.00	Total Land Value: 115,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		192,738	
TOTAL MARKET OB/XF VALUE		6,582	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		314,320	
SOH/AGL Deduction		0	
ASSESSED VALUE		314,320	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		264,320	
TOTAL JUST VALUE		314,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,408	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8652	XFOB	3,264	02/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2719/636	6/12/2024	QC	U	I	11	100	
GRANTOR: DOPSON CHUCK ALLEN							
GRANTEE: DOPSON CHUCK ALLEN							
2693/244	1/16/2024	QC	U	I	11	70,000	
GRANTOR: CROFT TERRI L							
GRANTEE: DOPSON CHUCK ALLEN							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W39 FSP=[YR=2007] N20 W19 S20 E19\$ W29 S17 FGR=[YR=1993] S24 E22 N24W22\$ E22 S12 FOP=[YR=1993] S3 E23 N3W23\$ E46 N29\$.							