LOT 52
IN OR 2687/301
PIRATES WOOD #1 UNR

KOHLER ROSS EUGENE
97352 BLACKBEARD'S WAY
YULEE, FL 32097

**2024**

**43-3N-28-509A-0052-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

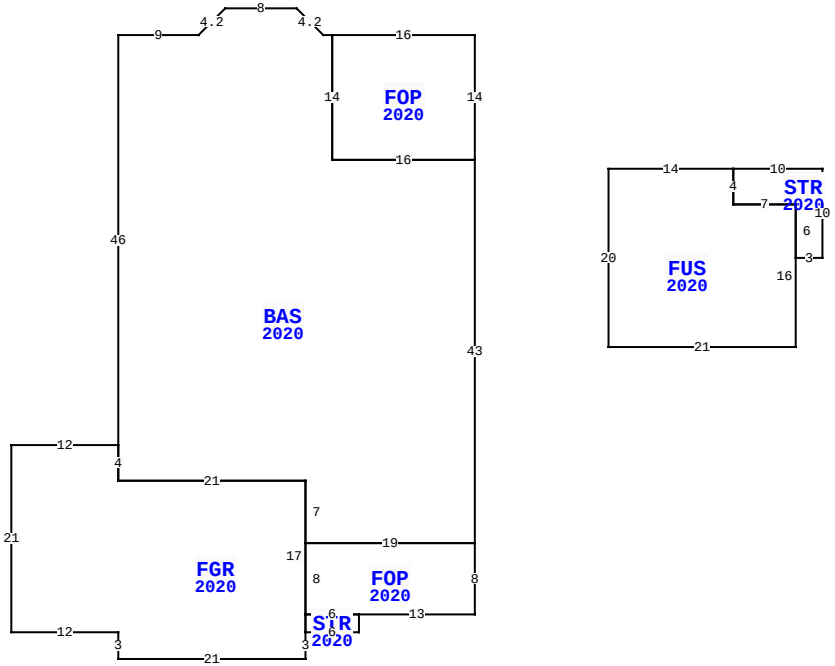
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,942 | 100 | 1,942 | 312,842 |
| FGR | 672 | 55 | 370 | 59,604 |
| FOP | 152 | 30 | 46 | 7,410 |
| FOP | 224 | 30 | 67 | 10,793 |
| FUS | 392 | 100 | 392 | 63,148 |
| STR | 12 | 10 | 1 | 161 |
| STR | 58 | 10 | 6 | 966 |
| TOTALS | 3,452 | | 2,824 | 454,926 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,824 | 108.4800 | 162.72 | 459,521 | 2020 | 2020 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SFR CUST – 100% - 2024 Heated Area: 2334 HX Base Yr 2024




97352 BLACKBEARDS WAY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 454,926 |
| TOTAL MARKET OB/XF VALUE | | 8,752 |
| TOTAL LAND VALUE - MARKET | | 115,000 |
| TOTAL MARKET VALUE | | 578,678 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 578,678 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 528,678 |
| TOTAL JUST VALUE | | 578,678 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 540,007 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2008334 | CO ISSUED | 0 | 12/29/2020 |
| B2008334 | NEW CONSTR | 327,158 | 09/10/2020 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2687/301 | 12/27/2023 | SW | U | I | 11 | 100 |
| GRANTOR: KOHLER PROPERTY DEVEL | | | | | | |
| GRANTEE: KOHLER ROSS EUGENE | | | | | | |
| 2145/1816 | 9/15/2017 | WD | Q | V | 01 | 67,000 |
| GRANTOR: SPICER KATHLEEN E | | | | | | |
| GRANTEE: KOHLER PROPERTY DEV | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[YR=2020] W16 BAS=[YR=2020] W1 U3 L3 W8 D3 L3 W9 S46 FGR=[YR=2020] W12 S21 E12 S3 E21 N3 STR=[YR=2020] E6 N2 FOP=[YR=2020] E13 N8 W19 S8 E6$ W6 S2$ N17 W21 N4$ S4 E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR= E15 S15 FUS=[YR=2020] E14 STR=[YR=2020] E10 S10 W3 N6 W7 N4$ S4 E7 S16 W21 N20$ N15 W15$.

### EXTRA FEATURES

| LN | 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 | 12 | 4 | 48.00 | SF | 6.50 | 6.50 | 100 | 2020 | 2020 | 3 | 99 | 309 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,132.00 | SF | 4.00 | 4.00 | 100 | 2020 | 2020 | 3 | 99 | 8,443 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,752

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | | | | | | | |

REVIEW DATE 12/23/2020 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS