

LOT 53
IN OR 1611/512
PIRATES WOOD 1 UNR

MELLIN SCOTT
97376 BLACKBEARD'S WAY
YULEE, FL 32097

2024

43-3N-28-509A-0053-0000



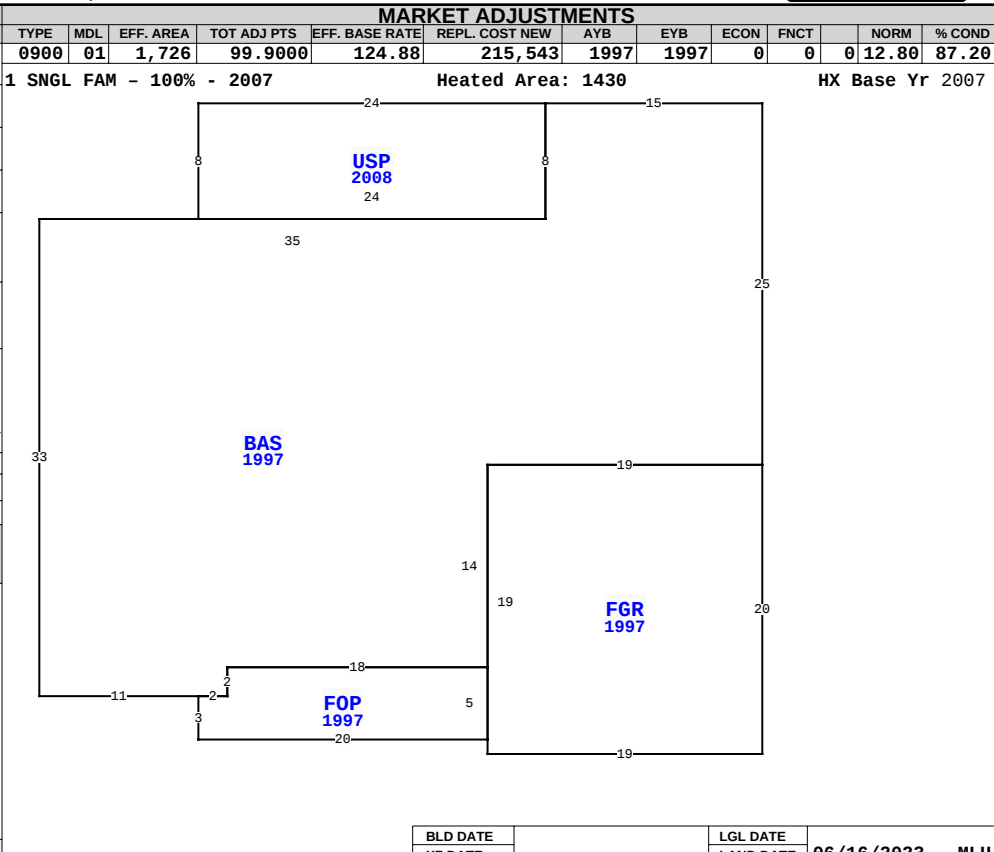
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
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
BAS	1,430	100	1,430	155,720
FGR	380	55	209	22,759
FOP	96	30	29	3,158
USP	192	30	58	6,316
TOTALS	2,098		1,726	187,953

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1997
2	0811	CONCRETE B	0	100	0	0		964.00	SF 5.20	100	1997
3	0861	POOL GUNIT	0	100	15	28		420.00	SF 85.00	100	1997
4	0845	KOOL DECK	0	100	0	0		744.00	SF 7.25	100	1997
5	0510	GARAGE WD-	0	100	20	25		500.00	SF 35.00	100	2008
6	1126	CB/STC 8"	0	100	0	0		240.00	SF 4.00	100	1997

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



97376 BLACKBEARDS WAY, YULEE											
TOTAL OB/XF 27,338											

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1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
187,953											
TOTAL MARKET OB/XF VALUE											
27,338											
TOTAL LAND VALUE - MARKET											
115,000											
TOTAL MARKET VALUE											
330,291											
SOH/AGL Deduction											
168,757											
ASSESSED VALUE											
161,534											
TOTAL EXEMPTION VALUE											
HX HB 50,000											
BASE TAXABLE VALUE											
111,534											
TOTAL JUST VALUE											
330,291											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
323,228											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20927	ADDITION	5,068	01/01/2008
973992	SWIM POOL	9,500	06/01/1997
973642	NEW CONSTR	53,910	03/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1611/0512	3/12/2009	QC	U	I	30	100	
GRANTOR:MELLIN SCOTT & LORI A							
GRANTEE:MELLIN SCOTT							
1425/0293	6/30/2006	WD	Q	I		255,000	
GRANTOR:KEITH SEAN DAVID							
GRANTEE:MELLIN SCOTT & LORI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W15 USP=[YR=2008] W24 S8 E24 N8\$ S8 W35 S33 E11											
FOP=[YR=1997] S3 E20 FGR=[YR=1997] S1 E19 N20 W19 S19 \$ N5											
W18 S2 W2\$ E2 N2 E18 N14 E19 N25\$.											