LOT 42
IN OR 829 PG 1125
PIRATES WOOD 4 UNR

BLACKMON BRANDON & MARY
97056 PIRATES POINT ROAD
YULEE, FL 32097

2024

43-3N-28-509D-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

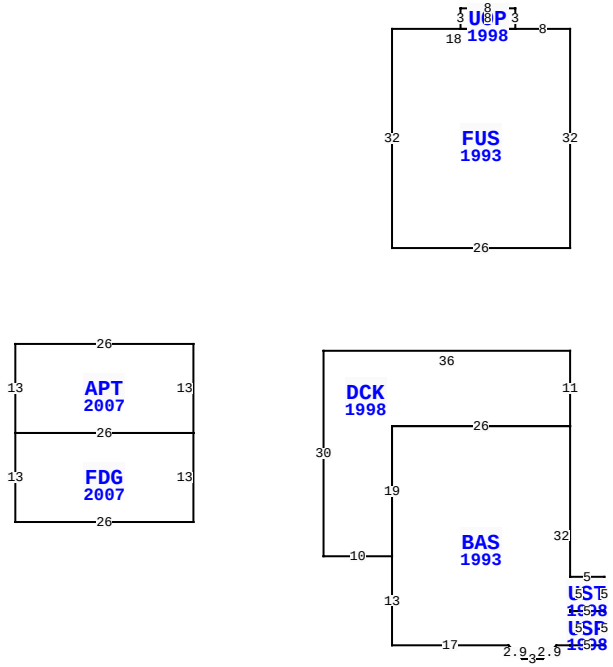
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
APT	338	100	338	40,099
BAS	842	100	842	99,892
DCK	586	10	59	7,000
FDG	338	60	203	24,083
FUS	832	100	832	98,706
UOP	24	20	5	593
USP	25	30	8	949
UST	25	45	11	1,305
TOTALS	3,010		2,298	272,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,298	120.9075	151.13	347,297	1984	1990	0	0	0	21.50	78.50

1 SNGL FAM – 100% - 1999 Heated Area: 2012 HX Base Yr 1999



97056 PIRATES POINT RD, 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		274,104
TOTAL MARKET OB/XF VALUE		11,459
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		455,563
SOH/AGL Deduction		254,096
ASSESSED VALUE		201,467
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,467
TOTAL JUST VALUE		455,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0829/1125	4/14/1998	WD	Q	I		145,000
GRANTOR: VINING DAVID L & CATH						
GRANTEE: BLACKMON BRANDON &						
0307/0559	1/01/1980	WD	Q	V		13,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1998] W36 S30 E10 BAS=[YR=1993] S13 E17 D2 R2 E3 U2 R2 E2 USP=[YR=1998] E5 N5 UST=[YR=1998] N5 W5 S5 E5$ W5 S5 $ N32 W26 S19 $ N19 E26 N11 $ PTR= N15 FUS=[YR=1993] N32W8 UOP=[YR=1998] N3 W8 S3 E8 $ W18 S32 E26 $ S15 $ PTR= W55 S25 FDG=[YR=2007] N13 APT=[YR=2007] N13 W26 S13 E26$ W26 S13 E26$ N25 E55$.

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	0	0	303.00	SF	6.50	6.50	100	1985	1985	3	47	926	
2	0300	BOAT DCK W	0	100	0	0	300.00	SF	8.00	8.00	100	1990	1990	3	20	480	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	56	1,120	
4	0812	CONCRETE C	0	100	0	0	2,186.00	SF	4.00	4.00	100	1999	1999	3	77	6,733	
5	0311	WD GANG WY	0	100	0	0	15.00	SF	45.00	45.00	100	2005	2005	3	24	162	
6	0303	FLT DOCK W	0	100	14	14	196.00	SF	26.00	26.00	100	2005	2005	3	40	2,038	

LAND DESCRIPTION

TOTAL OB/XF 11,459

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	000131	C	SFR CANAL	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 08/06/2024 BY SYS

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Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

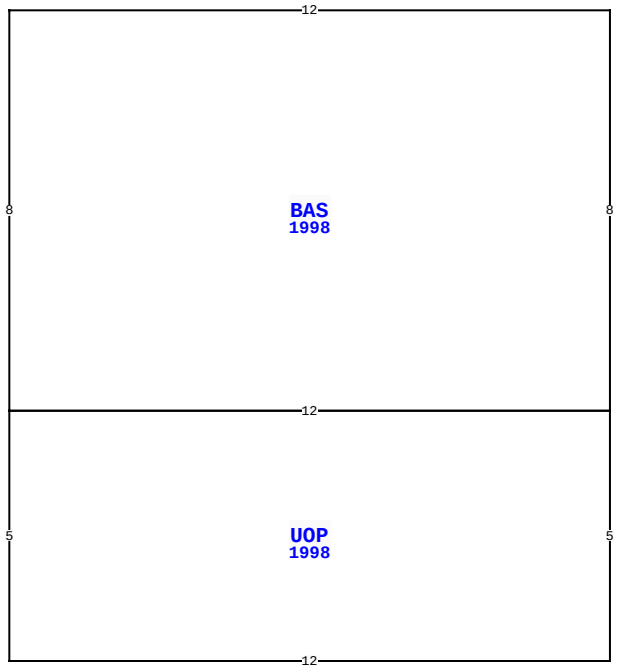
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100	96	1,313
UOP	60	20	12	164
TOTALS	156		108	1,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	108	78.1000	27.34	2,953	1990	1990	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1999 Heated Area: 96 HX Base Yr 1999



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BUILDING DIMENSIONS

BAS=[YR=1998] W12 S8 UOP=[YR=1998] S5 E12 N5 W12 $ E12 N8 $.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

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