

LOTS 1 & 2
IN OR 1674/619 & OR 1892/1073
PIRATES WOOD 1 UNR

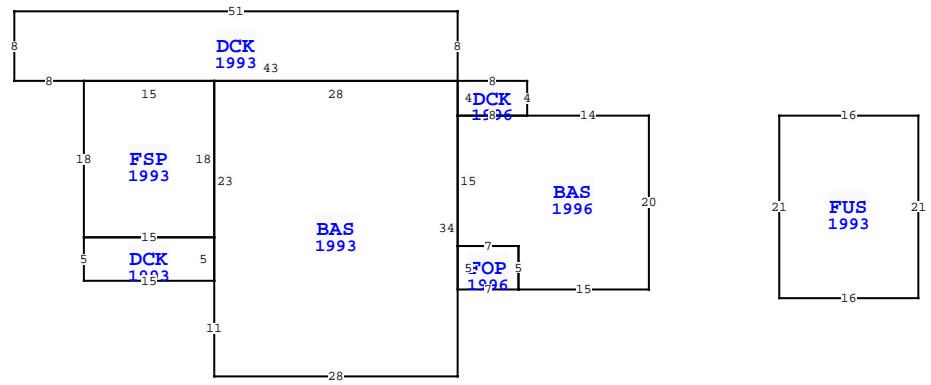
MAULDIN JOAN LEE TRUST & GRADY MAULDIN JR FMLY TRU
97009 BLACKBEARD WAY
YULEE, FL 32097

2025

43-3N-28-509A-0001-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,863	111.4407	147.10	274,047	1970	1990	0	0	15.75	84.25		
1 SNGL FAM - 100% - 1975 Heated Area: 1693 HX Base Yr 1975													



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	1993	952	117,983
BAS	405	100	1996	405	50,193
DCK	75	10	1993	8	992
DCK	408	10	1993	41	5,081
DCK	32	10	1996	3	372
FOP	35	30	1996	10	1,239
FSP	270	40	1993	108	13,385
FUS	336	100	1993	336	41,641
TOTALS	2,513			1,863	230,885

97009 BLACKBEARDS WAY, YULEE

BLD DATE	LGL DATE	04/08/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES																
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
1	0681	POLE SHED	0 100	24	24	576.00	SF	9.00	9.00	100	1980	1980	3	20	1,037	
2	0810	CONCRETE A	0 100	7	14	98.00	SF	6.50	6.50	100	1985	1985	3	44	280	
3	0940	SHEDS/PORT	0 100	16	16	256.00	SF	30.00	30.00	100	1980	1980	3	20	1,536	
4	0300	BOAT DCK W	0 100	0	0	649.00	SF	40.00	40.00	100	1980	1980	3	20	5,192	
5	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	1985	1985	3	20	40	
6	0680	POLE SHED	0 100	10	14	140.00	SF	10.00	10.00	100	1985	1985	3	20	280	
7	0940	SHEDS/PORT	0 100	18	24	432.00	SF	30.00	30.00	100	1980	1980	3	20	2,592	
8	0311	WD GANG WY	0 100	0	0	22.00	SF	45.00	45.00	100	2005	2005	3	22	218	
9	0303	FLT DOCK W	0 100	14	10	140.00	SF	26.00	26.00	100	2005	2005	3	36	1,310	

LAND DESCRIPTION														TOTAL OB/XF 12,485										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		RSF	1200.00	450.00	2.00	LT		1.00	1.00	0.85	520,000.00	442,000.00	884,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			230,885		
TOTAL MARKET OB/XF VALUE			12,485		
TOTAL LAND VALUE - MARKET			884,000		
TOTAL MARKET VALUE			1,127,370		
SOH/AGL Deduction			906,739		
ASSESSED VALUE			220,631		
TOTAL EXEMPTION VALUE			HX HB WX 55,722		
BASE TAXABLE VALUE			164,909		
TOTAL JUST VALUE			1,127,370		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			815,217		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2002919	CHNGE SRVC	1,300	04/01/2020
R12374	REPAIR/RRF	8,000	06/01/2010
9602584	ADDITION	18,900	03/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1892/1073	11/01/2013	WD	U	I	11	100
GRANTOR: MAULDIN JOAN L & GRAD						
GRANTEE: MAULDIN JOAN L & GR						
1674/0619	4/27/2010	WD	U	I	30	100
GRANTOR: MAULDIN JOAN L & GRAD						
GRANTEE: MAULDIN JOAN L & GR						

BUILDING NOTES									
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BUILDING DIMENSIONS
 BAS=[YR=1996] W14 DCK=[YR=1996] N4 W8 DCK=[YR=1993] N8 W51 S8
 E8 FSP=[YR=1993] S18 DCK=[YR=1993] S5 E15 BAS=[YR=1993] S11
 E28 N34 W28 S23 \$ N5 W15 \$ E15 N18 W15 \$ E43 \$ S4 E8 \$ W8 S15
 POP=[YR=1996] S5 E7 N5 W7 \$ E7 S5 E15 N20 \$ PTR= E15
 FUS=[YR=1993] E16 S21 W16 N21 \$ W15 \$.