

LOT 3
PIRATES WOOD 1 UNR
IN OR 2385/446

MCCARTHY ERIN ELIZABETH & SEAN DANIEL
97055 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0003-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4032.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	288	100
BAS	416	100
TOTALS	704	11,176

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
2																													
2 GARAGE RES - 0% - 0			Heated Area: 704			HX Base Yr																							
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		11,176	
TOTAL MARKET OB/XF VALUE		25,379	
TOTAL LAND VALUE - MARKET		520,000	
TOTAL MARKET VALUE		556,555	
SOH/AGL Deduction		136,051	
ASSESSED VALUE		420,504	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		420,504	
TOTAL JUST VALUE		556,555	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		382,276	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909418	DEMOLITION	9,500	09/06/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0446	8/15/2020	WD	Q	I	01	402,000
GRANTOR: JOHN DOBBIE L JR						
GRANTEE: MCCARTHY ERIN ELIZA						
2260/1705	3/05/2019	FJ	U	I	11	0
GRANTOR: JOHN DOBBIE LEE SR ES						
GRANTEE: JOHN DOBBIE L JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W16 BAS=[YR=1993] W16 S26 E16 N26\$ S18 E16 N18\$.	

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	0300	BOAT DCK W	0	0	80	5	400.00	SF	40.00	40.00	100	2005	2005	3	36	5,760	
2	0803	ASPHALT C	0	0	165	7	1,155.00	SF	1.50	1.50	100	1998	1998	3	50	866	
3	0310	AL GANG WY	0	0	0	0	24.00	LF	115.00	115.00	100	2005	2005	3	22	607	
4	0303	FLT DOCK W	0	0	24	8	192.00	SF	26.00	26.00	100	2005	2005	3	36	1,797	
5	0317	DCK PLNG W	0	0	0	0	2.00	UT	750.00	750.00	100	2020	2020	3	86	1,290	
6	0350	CARPORT WD	0	0	30	12	360.00	SF	13.00	13.00	100	2020	2020	3	86	4,025	
7	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2020	2020	3	86	1,290	
8	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	100	6,000	
9	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	2020	2020	3	90	3,744	
TOTALS															25,379		

LAND DESCRIPTION															TOTAL OB/XF									
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	0		RSF	1100.00	450.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000							