

LOT 5
IN OR 1957/333
PIRATES WOOD 1 UNR

STUTER BARBRA/MCHUGH JOHN
97093 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	15	CONC BLOCK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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
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NEIGHBORHOOD/LOC	4032.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1993	1,014	131,296
FGR	572	55	1993	315	40,787
FOP	48	30	1993	14	1,812
FOP	319	30	1993	96	12,430
FUS	1,269	100	1993	1,269	164,314
SFB	317	80	2017	254	32,889
STR	32	10	2015	3	389
UOP	224	20	1993	45	5,827
UST	348	45	2017	157	20,329

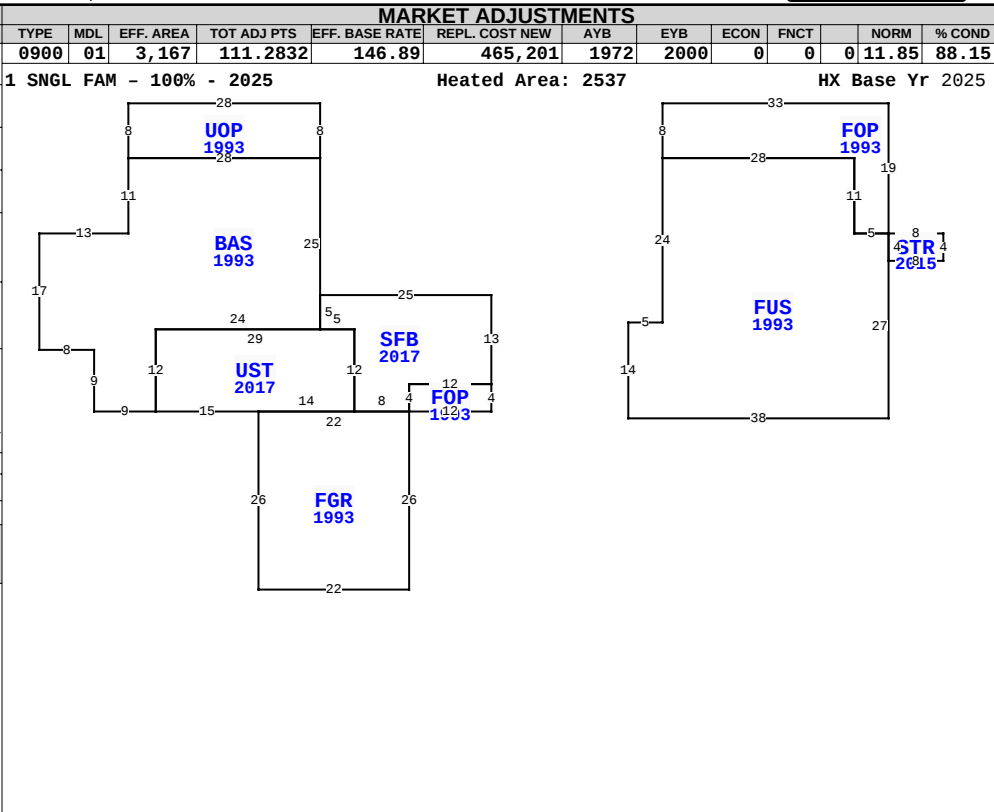
TOTALS	4,143			3,167	410,075
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EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0850	PEBBLE WLK	0	100	25	24	600.00	SF	3.50	3.50	100	1985	1985	3	44	924	
2	0810	CONCRETE A	0	100	22	2	44.00	SF	6.50	6.50	100	1985	1985	3	44	126	
3	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	1985	1985	3	20	400	
4	0300	BOAT DCK W	0	100	0	0	1,030.00	SF	50.00	50.00	100	2016	2016	3	78	40,170	
5	0350	CARPORT WD	0	100	32	12	384.00	SF	13.00	13.00	100	2016	2016	3	70	3,494	
6	0310	AL GANG WY	0	100	20	0	20.00	LF	115.00	115.00	100	2016	2016	3	70	1,610	
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2016	2016	3	70	1,400	
8	0303	FLT DOCK W	0	100	25	8	200.00	SF	32.50	32.50	100	2016	2016	3	78	5,070	
9	0812	CONCRETE C	1	100	0	0	1,680.00	SF	4.00	4.00	100	2024	2023		100	6,720	

LAND DESCRIPTION					
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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	1100.00	450.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000							



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/08/2025
INC DATE			AG DATE	MLU

97093 BLACKBEARDS WAY, YULEE

TOTAL OB/XF 59,914																
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		453,504	
TOTAL MARKET OB/XF VALUE		59,914	
TOTAL LAND VALUE - MARKET		520,000	
TOTAL MARKET VALUE		1,033,418	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,033,418	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		982,696	
TOTAL JUST VALUE		1,033,418	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		838,704	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001159	ADDITION	146,256	01/26/2023
B??	REMODEL	20,000	08/01/2017
M1703945	H/AC	0	07/01/2017
B1531430	REPAIR/RRF	0	11/13/2015
3700	GARAGE	14,478	11/07/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1957/0333	1/02/2015	WD	Q	I	01	389,000	
GRANTOR: KALLUSCH KATHERINE							
GRANTEE: MCHUGH JOHN & BARBR							
1651/0038	8/03/2009	QC	U	I	11	100	
GRANTOR: STERNAL MATTHEW							
GRANTEE: KALLUSCH KATHERINE							

BUILDING NOTES							
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BUILDING DIMENSIONS							
UOP=[YR=1993] W28 S8 BAS=[YR=1993] S11 W13 S17 E8 S9 E9 UST=[YR=2017] E15 FGR=[YR=1993] S26 E22 N26 FOP=[YR=1993] E12 N4 SFB=[YR=2017] N13 W25 S5 E5 S12 E8 N4 E12\$ W12 S4\$ W22\$ E14 N12 W29 S12\$ N12 E24 N25 W28\$ E28 N8\$ PTR= E50 FOP=[YR=1993] E33 S19 STR=[YR=2015] E8 S4 W8 N4\$ FUS=[YR=1993] S27 W38 N14 E5 N24 E28 S11 E5\$ W5 N11 W28 N8\$ W50 \$.							

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