LOT 6
IN OR 2424/793
PIRATES WOOD 1 UNR

MOONEY JAMES
97117 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0006-0000

BUILDING CHARACTERISTICS

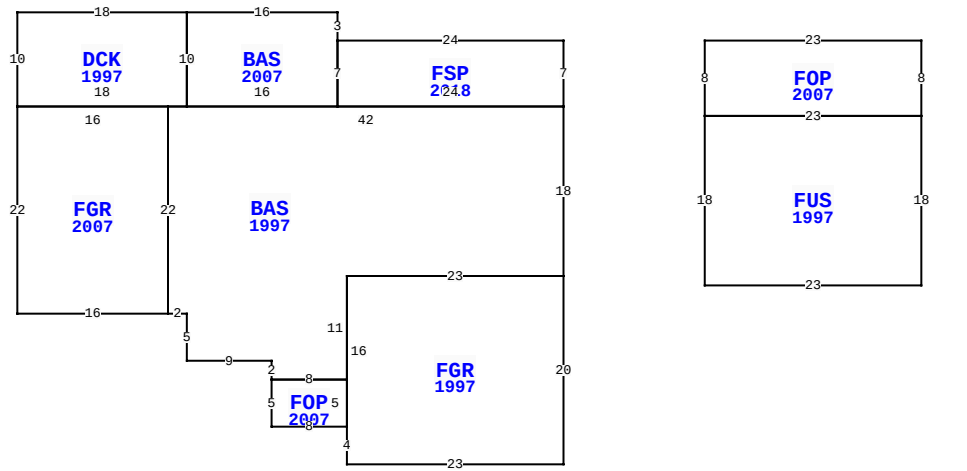
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	933	100	1997	933	130,225
BAS	160	100	2007	160	22,333
DCK	180	10	1997	18	2,512
FGR	460	55	1997	253	35,313
FGR	352	55	2007	194	27,078
FOP	40	30	2007	12	1,675
FOP	184	30	2007	55	7,677
FSP	168	40	2018	67	9,352
FUS	414	100	1997	414	57,785
TOTALS	2,891			2,106	293,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,106	122.2452	161.36	339,824	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2021 Heated Area: 1507 HX Base Yr 2021



97117 BLACKBEARDS WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,671
TOTAL MARKET OB/XF VALUE		17,311
TOTAL LAND VALUE - MARKET		520,000
TOTAL MARKET VALUE		847,982
SOH/AGL Deduction		355,454
ASSESSED VALUE		492,528
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		441,806
TOTAL JUST VALUE		847,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		663,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008178	ADDITION	43,113	05/25/2022
R2006499	REPAIR/RRF	16,420	08/01/2020
974166	NEW CONSTR	59,660	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/0796	12/31/2020	QC	U	I	11	100,000
GRANTOR: MCGEHEE CLAUDE S						
GRANTEE: MOONEY JAMES						
2424/0793	12/30/2020	PR	U	I	19	100
GRANTOR: MCGEHEE CLAUDE S P/R						
GRANTEE: MOONEY JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W24 BAS=[YR=2007] N3 W16 DCK=[YR=1997] W18 S10 FGR=[YR=2007] S22 E16 BAS=[YR=1997] E2 S5 E9 S2 FOP=[YR=2007] S5 E8 FGR=[YR=1997] S4 E23 N20 W23 S16 $ N5 W8 $ E8 N11 E23 N18 W42 S22 $ N22 W16 $ E18 N10 $ S10 E16 N7 $ S7 E24 N7 $ PTR= E15 FOP=[YR=2007] E23 S8 FUS=[YR=1997] S18 W23 N18 E23 $ W23 N8 $ W15 $.

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	0300	BOAT DCK W	0	100	0	0	1,072.00	SF	40.00	40.00	100	1997	1997	3	24	10,291	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
3	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50	6.50	100	2001	2001	3	79	1,155	
4	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2005	2005	3	22	198	
5	0303	FLT DOCK W	0	100	31	10	310.00	SF	26.00	26.00	100	2005	2005	3	36	2,902	

LAND DESCRIPTION

TOTAL OB/XF 17,311

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	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							

REVIEW DATE 11/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS

LOT 6
IN OR 2424/793
PIRATES WOOD 1 UNR

MOONEY JAMES
97117 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

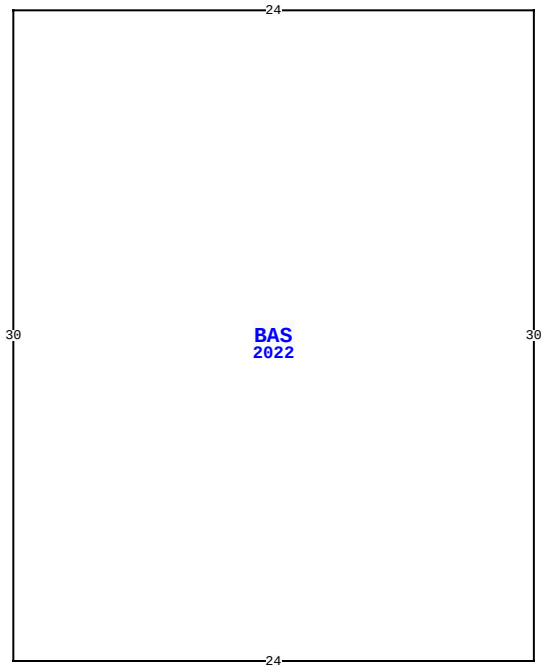
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2022	720	16,723
TOTALS	720			720	16,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	64.0500	23.70	17,064	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2021 Heated Area: 720 HX Base Yr 2021



97117 BLACKBEARDS WAY, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,671
TOTAL MARKET OB/XF VALUE		17,311
TOTAL LAND VALUE - MARKET		520,000
TOTAL MARKET VALUE		847,982
SOH/AGL Deduction		355,454
ASSESSED VALUE		492,528
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		441,806
TOTAL JUST VALUE		847,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		663,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/0796	12/31/2020	QC	U	I	11	100,000
GRANTOR: MCGEHEE CLAUDE S						
GRANTEE: MOONEY JAMES						
2424/0793	12/30/2020	PR	U	I	19	100
GRANTOR: MCGEHEE CLAUDE S P/R						
GRANTEE: MOONEY JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S30 E24 N30$.

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

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

REVIEW DATE 11/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS