LOT 7
IN OR 1903/119
PIRATES WOOD 1 UNR

BRADBERRY VICTOR A & LUCY D
97129 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0007-0000

BUILDING CHARACTERISTICS

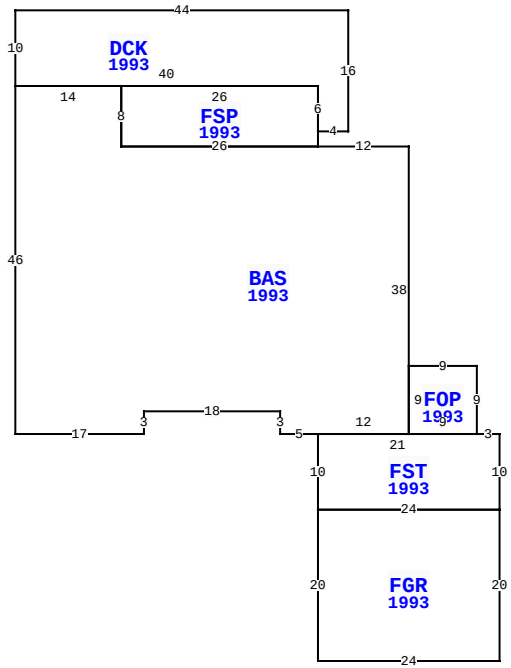
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100	1993	2,034	272,694
DCK	464	10	1993	46	6,167
FGR	480	55	1993	264	35,394
FOP	81	30	1993	24	3,217
FSP	208	40	1993	83	11,128
FST	240	55	1993	132	17,697
TOTALS	3,507			2,583	346,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,583	115.4160	152.35	393,520	1986	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2014 Heated Area: 2034 HX Base Yr 2014



97129 BLACKBEARDS WAY, YULEE

BLD DATE	03/03/2023 NW	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		346,298
TOTAL MARKET OB/XF VALUE		19,764
TOTAL LAND VALUE - MARKET		520,000
TOTAL MARKET VALUE		886,062
SOH/AGL Deduction		539,308
ASSESSED VALUE		346,754
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		296,032
TOTAL JUST VALUE		886,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		694,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25241	ADDITION	2,500	10/01/2011
991520	REPAIR/RRF	3,200	01/01/1999
1930	H/AC	3,000	10/15/1986
3688	NEW CONSTR	3,000	08/28/1986
3578	NEW CONSTR	94,000	08/25/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/0119	2/13/2014	SW	U	I	11	100
GRANTOR: BRADBERRY VICTOR A &						
GRANTEE: BRADBERRY VICTOR A						
1653/1279	12/15/2009	WD	Q	I	01	465,000
GRANTOR: ROGERS JOHN A						
GRANTEE: BRADBERRY VICTOR A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FSP=[YR=1993] N2 DCK=[YR=1993] E4 N16 W44 S10 E40 S6 $ N6 W26 S8 E26 $ W26 N8 W14 S46 E17 N3 E18 S3 E5 FST=[YR=1993] S10 FGR=[YR=1993] S20 E24 N20 W24 $ E24 N10 W3 FOP=[YR=1993] N9 W9 S9 E9 $ W21 $ E12 N38 $.

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	0820	WOOD WALK	0	100	14	4	56.00	SF	5.88	5.88	100	1986	1986	3	40	132	
2	0300	BOAT DCK W	0	100	0	0	998.00	SF	40.00	40.00	100	1986	1986	3	20	7,984	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
4	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00	13.00	100	1988	1988	3	20	624	
5	0810	CONCRETE A	0	100	6	8	48.00	SF	6.50	6.50	100	1986	1986	3	47	147	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1990	1990	3	20	300	
7	0303	FLT DOCK W	0	100	18	10	180.00	SF	26.00	26.00	100	1993	1993	3	20	936	
8	0820	WOOD WALK	0	100	7	4	28.00	SF	11.75	11.75	100	1986	1986	3	40	132	
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	500.00	500.00	100	1986	1986	3	20	200	
10	0311	WD GANG WY	0	100	0	0	18.00	SF	45.00	45.00	100	1993	1993	3	20	162	

TOTAL OB/XF 12,647

LAND DESCRIPTION

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-1	100.00	450.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000							

REVIEW DATE 02/22/2024 BY DJA Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS

LOT 7
IN OR 1903/119
PIRATES WOOD 1 UNR

BRADBERRY VICTOR A & LUCY D
97129 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		346,298
TOTAL MARKET OB/XF VALUE		19,764
TOTAL LAND VALUE - MARKET		520,000
TOTAL MARKET VALUE		886,062
SOH/AGL Deduction		539,308
ASSESSED VALUE		346,754
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		296,032
TOTAL JUST VALUE		886,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		694,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/0119	2/13/2014	SW	U	I	11	100
GRANTOR: BRADBERRY VICTOR A &						
GRANTEE: BRADBERRY VICTOR A						
1653/1279	12/15/2009	WD	Q	I	01	465,000
GRANTOR: ROGERS JOHN A						
GRANTEE: BRADBERRY VICTOR A						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1986	1986	3	47	147	
12	0812	CONCRETE C	0	100	0	0	1,236.00	SF	4.00	4.00	100	2011	2011	3	91	4,499	
13	0350	CARPORT WD	0	100	48	18	864.00	SF	13.00	13.00	100	2005	2005	3	22	2,471	

LAND DESCRIPTION

TOTAL OB/XF 7,117

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

REVIEW DATE 02/22/2024 BY DJA Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS