

LOT 9
IN OR 2014/1793
PIRATES WOOD 1 UNR

ROBERTS FAMILY LIVING TRUST/ROBERTS KEVIN J CO-TRU
PO BOX 1010
PIERSON, FL 32180

2025

43-3N-28-509A-0009-0000



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4												
Exterior Wall	16	WD FR STUC	100	0900	01	2,762	117.4320	155.01	428,138	1975	1995	0	0	0	14.50	85.50	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP	100	1 SNGL FAM - 0% - 0												Heated Area: 2296 HX Base Yr												
Roof Cover	12	MODULAR MT	100													VALUATION SUMMARY												
Interior Wall	05	DRYWALL	100													Tax Group: 4 Tax Dist:												
Interior Floo	11	CLAY TILE	50													BUILDING MARKET VALUE 366,058												
Interior Floo	13	LVT/LAMMT	50													TOTAL MARKET OB/XF VALUE 116,775												
Air Condition	03	CENTRAL	100													TOTAL LAND VALUE - MARKET 520,000												
Heating Type	04	AIR DUCTED	100													TOTAL MARKET VALUE 1,002,833												
Bedrooms		3	100													SOH/AGL Deduction 247,888												
Bathrooms		2.5	100													ASSESSED VALUE 754,945												
Frame	02	WOOD FRAME	100													TOTAL EXEMPTION VALUE 0												
Stories	2.	2.	100													BASE TAXABLE VALUE 754,945												
Units		0	100	TOTAL JUST VALUE 1,002,833																								
BUD8 Adjustme	04	DIST 01	100	NCON VALUE 109,107																								
Occupancy	00	NONE	100	INCOME VALUE																								
				PREVIOUS YEAR MKT VALUE 684,226																								
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	1,103	100	1993	1,103	146,184																							
BAS	32	100	1998	32	4,241																							
FCP	308	25	1993	77	10,205																							
FGR	522	55	1998	287	38,037																							
FOP	28	30	1993	8	1,060																							
FOP	216	30	1993	65	8,615																							
FOP	56	30	1998	17	2,253																							
FOP	40	30	2007	12	1,590																							
FUS	1,161	100	1993	1,161	153,872																							
TOTALS	3,466			2,762	366,058																							
EXTRA FEATURES				97159 BLACKBEARDS WAY, YULEE																								
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											
2	0811	CONCRETE B	0	0	0	0	1,915.00	SF	5.20	5.20	100	2000	2000	3	77	7,668												
3	0300	BOAT DCK W	0	0	0	0	1,540.00	SF	40.00	40.00	100	2025	2019		87	53,592												
4	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2025	2019		82	1,640												
5	0303	FLT DOCK W	0	0	24	10	240.00	SF	26.00	26.00	100	2025	2019		87	5,429												
6	0310	AL GANG WY	0	0	0	0	22.00	LF	115.00	115.00	100	2025	2019		82	2,075												
7	0920	CWALL-WD/M	0	0	0	0	135.00	LF	390.00	390.00	100	2025	2019		82	43,173												
8	0350	CARPORT WD	0	0	15	20	300.00	SF	13.00	13.00	100	2025	2019		82	3,198												
TOTAL OB/XF 116,775																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
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											
REVIEW DATE 11/05/2024 BY NWA Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS																												