LOT 12
PIRATES WOOD 1 UNR

DAMM/
97233 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0012-0000

BUILDING CHARACTERISTICS

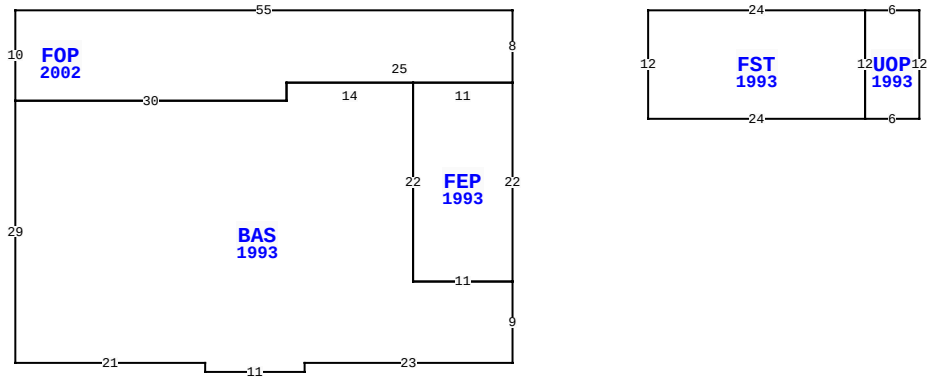
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,414	100	1993	1,414	186,769
FEP	242	80	1993	194	25,624
FOP	500	30	2002	150	19,813
FST	288	55	1993	158	20,869
UOP	72	20	1993	14	1,850
TOTALS	2,516			1,930	254,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,930	115.3509	152.26	293,862	1977	1997	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2011 Heated Area: 1414 HX Base Yr 2011



97233 BLACKBEARDS WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		334,552
TOTAL MARKET OB/XF VALUE		123,924
TOTAL LAND VALUE - MARKET		520,000
TOTAL MARKET VALUE		978,476
SOH/AGL Deduction		417,693
ASSESSED VALUE		560,783
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		510,061
TOTAL JUST VALUE		978,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		783,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
328403	DOCK	0	07/01/2014
E14461	ELEC OTHER	500	03/01/2005
974124	NEW CONSTR	3,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	12/21/2010	CN	U	I	11	100
GRANTOR: DAMM						
GRANTEE: DAMM						
9999/9999	2/22/2007	CN	Q	I	01	100
GRANTOR: DAMM						
GRANTEE: DAMM						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W55 S10 BAS=[YR=1993] S29 E21 S1 E11 N1 E23 N9 FEP=[YR=1993] N22 W11 S22 E11 $ W11 N22 W14 S2 W30 $ E30 N2 E25 N8 $ PTR= E15 FST=[YR=1993] E24 UOP=[YR=1993] E6S12 W6 N12$ S12 W24 N12$ 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	0810	CONCRETE A	0	100	16	13	208.00	SF	6.50	6.50	100	1985	1985	3	44	595	
2	0861	POOL GUNIT	0	100	31	15	465.00	SF	85.00	85.00	100	1988	1988	3	20	7,905	
3	0845	KOOL DECK	0	100	99	7	693.00	SF	7.25	7.25	100	1988	1988	3	52	2,613	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
5	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	1990	1990	3	57	711	
6	0812	CONCRETE C	0	100	0	0	4,754.00	SF	4.00	4.00	100	2002	2002	3	80	15,213	
7	0350	CARPORT WD	0	100	0	0	576.00	SF	13.00	13.00	100	2002	2002	3	20	1,498	
8	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2002	2002	3	20	400	
9	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2002	2002	3	20	460	
10	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	2002	2002	3	20	600	

TOTAL OB/XF 32,305

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-	1100.00	450.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS

LOT 12
PIRATES WOOD 1 UNR

DAMM/
97233 BLACKBEARDS WAY
YULEE, FL 32097

2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

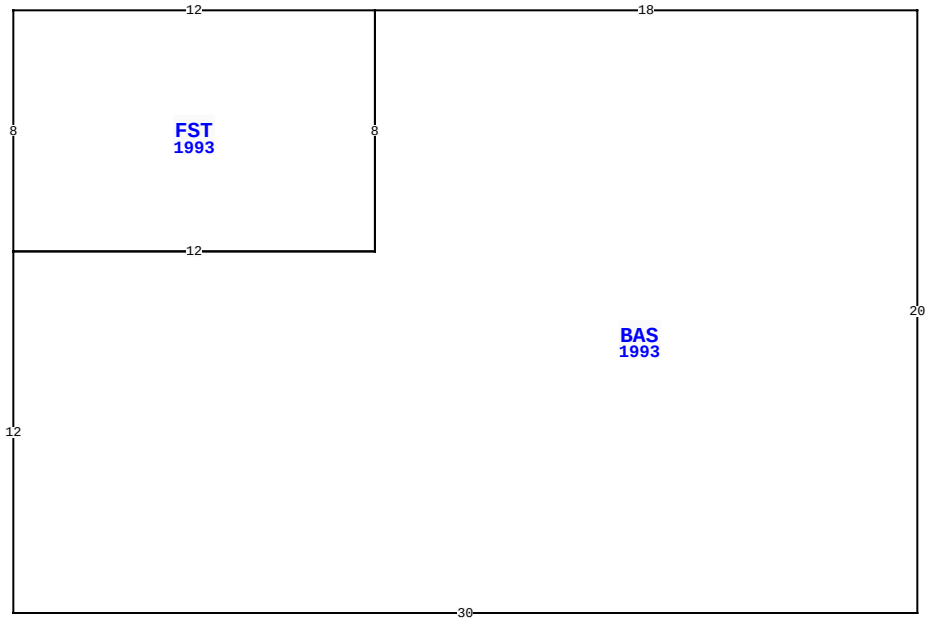
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	1993	504	56,511
FST	96	55	1993	53	5,943
TOTALS	600			557	62,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	557	85.5000	135.09	75,245	1980	1985	0	0	0	17.00	83.00

2 SFR CUST – 0% - 2011 Heated Area: 504 HX Base Yr 2011



97233 BLACKBEARDS WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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TOTAL MARKET OB/XF VALUE		123,924
TOTAL LAND VALUE - MARKET		520,000
TOTAL MARKET VALUE		978,476
SOH/AGL Deduction		417,693
ASSESSED VALUE		560,783
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		510,061
TOTAL JUST VALUE		978,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		783,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	12/21/2010	CN	U	I	11	100
GRANTOR: DAMM						
GRANTEE: DAMM						
9999/9999	2/22/2007	CN	Q	I	01	100
GRANTOR: DAMM						
GRANTEE: DAMM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FST=[YR=1993] W12 S8 E12 N8$ S8 W12 S12 E 30 N20$.

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	0303	FLT DOCK W	0	100	30	10	300.00	SF	26.00	26.00	100	2002	2002	3	29	2,262	
12	0300	BOAT DCK W	0	100	0	0	2,600.00	SF	40.00	40.00	100	2015	2015	3	75	78,000	
13	0350	CARPORT WD	0	100	48	28	1,344.00	SF	13.00	13.00	100	2015	2015	3	65	11,357	

LAND DESCRIPTION

TOTAL OB/XF 91,619

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS

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Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

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	80	100	1997	80	10,103
FOP	40	30	1997	12	1,516
UOP	48	20	1997	10	1,263
UOP	168	20	1997	34	4,294
TOTALS	336			136	17,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	136	96.3000	152.15	20,692	1985	1985	0	0	0	17.00	83.00

3 SFR CUST – 100% - 2011 Heated Area: 80 HX Base Yr 2011

97233 BLACKBEARDS WAY, YULEE

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GRANTOR: DAMM						
GRANTEE: DAMM						
9999/9999	2/22/2007	CN	Q	I	01	100
GRANTOR: DAMM						
GRANTEE: DAMM						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W4 FOP=[YR=1997] W10 S4 BAS=[YR=1997] S8 E10 N8 W10$ E10 N4$ S12 E4 N12$ PTR=E15 UOP=[YR=1997] E14S12 W14 N12$ W15$.

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS