

LOT 13
IN OR 900/44
PIRATES WOOD 1 UNR

NELSON ALBERT F &WALLER BRENDA N
97245 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,176	100
	2004	2,176
		304,297
DCK	16	10
	2004	2
		280
DCK	35	10
	2004	4
		560
FDG	812	60
	2004	487
		68,104
FOP	1,030	30
	2004	309
		43,212
FSP	270	40
	2004	108
		15,103
TOTALS	4,339	
		3,086
		431,554

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,086	98.0720	154.95	478,176	2004	2004	0	0	0	9.75
1 SFR CUST - 100% - 2006											
Heated Area: 2176											
HX Base Yr 2006											
7 5 5 8 10											

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	VALUATION SUMMARY										
																			VALUATION BY					STANDARD					
																			Tax Group: 4					Tax Dist:					
																			BUILDING MARKET VALUE					431,554					
																			TOTAL MARKET OB/XF VALUE					33,251					
																			TOTAL LAND VALUE - MARKET					520,000					
																			TOTAL MARKET VALUE					984,805					
																			SOH/AGL Deduction					479,692					
																			ASSESSED VALUE					505,113					
																			TOTAL EXEMPTION VALUE					HX HB SX 100,722					
																			BASE TAXABLE VALUE					404,391					
																			TOTAL JUST VALUE					984,805					
																			NCON VALUE					0					
																			INCOME VALUE										
																			PREVIOUS YEAR MKT VALUE					791,124					