

LOT 18 IN OR 1860/77 &
LOT 17 IN OR 2158/1103
PIRATES WOODS #1 UNR

KOHLER MICHAEL & LEIGH
97357 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

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	2,059	100	2015	2,059	535,136
FGR	1,056	55	2015	581	151,002
FOP	258	30	2015	77	20,012
FOP	266	30	2015	80	20,792
FOP	338	30	2015	101	26,250
FOP	351	30	2015	105	27,290
FST	25	55	2015	14	3,638
FUS	1,895	100	2015	1,895	492,512
STR	30	10	2015	3	780
STR	138	10	2015	14	3,638
TOTALS	6,416			4,929	281,051

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
2	0855	CONC PAVER	0	100	0	0	808.00	SF	7.50	7.50	100	2015	2015	3	95	5,757	
3	0855	CONC PAVER	0	100	0	0	1,921.00	SF	7.50	7.50	100	2015	2015	3	95	13,687	
4	0855	CONC PAVER	0	100	0	0	941.00	SF	7.50	7.50	100	2015	2015	3	95	6,705	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2015	2015	3	65	9,750	
6	0861	POOL GUNIT	0	100	34	21	714.00	SF	85.00	85.00	100	2015	2015	3	75	45,518	
7	0855	CONC PAVER	0	100	0	0	1,711.00	SF	10.00	10.00	100	2015	2015	3	95	16,255	
8	0911	SCRN RM A	0	100	0	0	2,425.00	SF	26.25	26.25	100	2015	2015	3	65	41,377	
9	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2015	2015	3	87	3,508	
10	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2015	2015	3	87	783	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000131	C
2	000131	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	4,929	171.3464	270.73	1,334,428	2015	2015	0	0	0	96.00
1 SFR CUST - 100% - 2016											
Heated Area: 3954											
HX Base Yr 2016											

97357 BLACKBEARDS WAY, YULEE	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
146,700											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,357,964	
TOTAL MARKET OB/XF VALUE		283,259	
TOTAL LAND VALUE - MARKET		1,040,000	
TOTAL MARKET VALUE		2,681,223	
SOH/AGL Deduction		1,272,429	
ASSESSED VALUE		1,408,794	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		1,358,072	
TOTAL JUST VALUE		2,681,223	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,973,868	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429189	CO ISSUED	0	07/10/2015
B1530360	SCRNRM	54,175	04/01/2015
B1429669	SWIM POOL	50,000	12/01/2014
P1417705	NEW CONSTR	0	09/01/2014
B1429179	NEW CONSTR	107,076	08/01/2014
B1429189	NEW CONSTR	499,790	08/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2158/1103	11/16/2017	WD U	I	I	11
GRANTOR: KOHLER PROPERTY DEVEL					
GRANTEE: KOHLER MICHAEL & LE					
2101/0783	2/15/2017	WD U	I	I	37
GRANTOR: EVENS AARON & JENNIFE					
GRANTEE: KOHLER PROPERTY DEV					

BUILDING NOTES					
FGR=[YR=2015] W12 BAS=[YR=2015] N13 E3 N39 FOP=[YR=2015] U4 L4 W6 U6 L6 W19 L6 D6 W5 FOP=[YR=2015] N18 W12 S24 E7 N2 U4 R4 E1\$ W1 L4 D4 E51\$ W51 S35 FOP=[YR=2015] S11 E20 STR=[YR=2015] S3 E10 N3 W10 \$ E18 N7 W3 FST=[YR=2015] W5 N5 E5 S5\$ N5 W5 S7 W10 N6 W20\$ E20 S6 E10 N2 E8 S13 E10\$ W12 S44 E24 N44\$ PTR= E25 FUS=[YR=2015] N10 W3 N8 E3 N17 U4 R4 E6 FOP=[YR=2015] U6 R6 E19 R6 D6 D4 L4 W23 U4 L4 \$ R4 D4 E23 R4 U4 E6 D4 R4 S39 W21 STR=[YR=2015] S2 W10 N18 E4 S7 E6 S9\$ N9 W6 N7 W4 S12 W20\$ W25\$.					

KOHLER MICHAEL & LEIGH
97357 BLACKBEARDS WAY
YULEE, FL 32097

2025

