LOT 20
IN OR 2704/543
PIRATES WOOD #1 UNR

WHELAN TODD M & ALLYSON B
75732 CLYDE HIGGINBOTHAM RD
YULEE, FL 32097

2025

43-3N-28-509A-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

97393 BLACKBEARDS WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	28,860
TOTAL LAND VALUE - MARKET	520,000
TOTAL MARKET VALUE	548,860
SOH/AGL Deduction	0
ASSESSED VALUE	548,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	548,860
TOTAL JUST VALUE	548,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	684,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250001613	CONCRETE POOL W/S	98,000	02/14/2025
B240009877	RES NEW DET GARAG	213,110	08/26/2024
B240009649	SFR H-4113,G-1366	797,138	08/20/2024
972417	REMODEL	2,800	12/01/1997
962796	ADDITION	300	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/543	4/04/2024	WD	Q	I	01	615,000
GRANTOR: WHITE WESLEY F & PATR						
GRANTEE: WHELAN TODD M & ALL						
2702/1344	3/27/2024	QC	U	I	11	100
GRANTOR: WHITE RICHARD M JR AS						
GRANTEE: WHITE WESLEY F & PA						

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
7	0920	CWALL-WD/M	0	0	0	0	100.00	LF	390.00	390.00	100	2017	2017	3	74	28,860	

LAND DESCRIPTION

TOTAL OB/XF 28,860

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	0		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 01/28/2025 BY NW Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS