LOT 22
IN OR 2446/1826
PIRATES WOOD 1 UNR

BRADDOCK KENNIE E LVG TRUST/BRADDOCK KENNIE EDWIN
97427 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

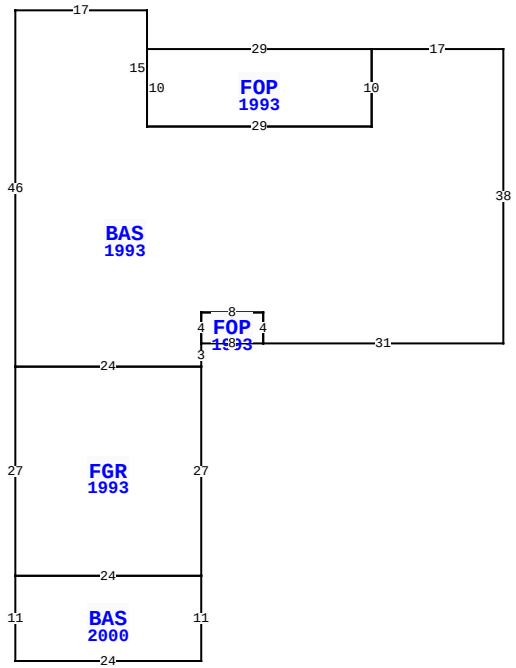
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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	2,229	100	1993	2,229	273,288
BAS	264	100	2000	264	32,368
FGR	648	55	1993	356	43,648
FOP	32	30	1993	10	1,226
FOP	290	30	1993	87	10,667
TOTALS	3,463			2,946	361,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,946	117.9465	155.69	458,663	1979	1999	0	0	0	21.25	78.75

1 SNGL FAM – 100% - 1980 Heated Area: 2493 HX Base Yr 1980



97427 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		361,197
TOTAL MARKET OB/XF VALUE		11,583
TOTAL LAND VALUE - MARKET		520,000
TOTAL MARKET VALUE		892,780
SOH/AGL Deduction		652,684
ASSESSED VALUE		240,096
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,374
TOTAL JUST VALUE		892,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/1826	3/23/2021	SW	U	I	11	100
GRANTOR: BRADDOCK KENNIE EDWIN						
GRANTEE: BRADDOCK KENNIE EDW						
2271/0509	4/28/2019	QC	U	I	11	100
GRANTOR: CORBETT Z C						
GRANTEE: BRADDOCK KENNIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] W29 S10 E29 N10 $ S10 W29 N15 W17 S46 FGR=[YR=1993] S27 BAS=[YR=2000] S11 E24 N11 W24 $ E24 N27 W24 $ E24 N3 FOP=[YR=1993] E8 N4 W8 S4 $ N4 E8 S4 E31 N38 $.

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	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	1979	1979	3	29	1,206	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	42	1,470	
3	0300	BOAT DCK W	0	100	0	0	620.00	SF	40.00	40.00	100	1979	1979	3	20	4,960	
4	0803	ASPHALT C	0	100	0	0	2,904.00	SF	1.60	1.60	100	1980	1980	3	50	2,323	
5	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1979	1979	3	20	180	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1979	1979	3	20	300	
7	0303	FLT DOCK W	0	100	21	8	168.00	SF	26.00	26.00	100	1979	1979	3	20	874	
8	0303	FLT DOCK W	0	100	13	4	52.00	SF	26.00	26.00	100	1979	1979	3	20	270	

LAND DESCRIPTION

TOTAL OB/XF 11,583

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	400.00	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