LOT 24
IN OR 2542/1619
PIRATES WOOD 1 UNR

ROSS SPENCER W & JOHANNA ELIZABETH
97459 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

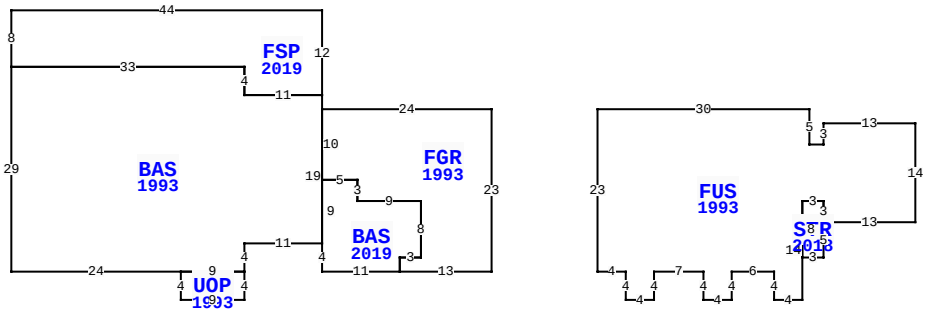
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1993	1,188	153,712
BAS	149	100	2019	149	19,279
FGR	403	55	1993	222	28,724
FSP	396	40	2019	158	20,443
FUS	926	100	1993	926	119,813
STR	24	10	2018	2	258
UOP	36	20	1993	7	906
TOTALS	3,122			2,652	343,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,652	121.7664	160.73	426,256	1978	1998	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2023 Heated Area: 2263 HX Base Yr 2023



97459 BLACKBEARDS WAY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		358,161
TOTAL MARKET OB/XF VALUE		54,533
TOTAL LAND VALUE - MARKET		520,000
TOTAL MARKET VALUE		932,694
SOH/AGL Deduction		317,944
ASSESSED VALUE		614,750
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		564,028
TOTAL JUST VALUE		932,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		743,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2107557	ROOF	17,000	06/10/2021
B2007586	STORM SHUTTERS	5,203	09/01/2020
E2003919	GENERATOR	0	05/01/2020
B1910669	FSP/DCK	9,699	10/09/2019
B1903636	ADDITION	94,500	04/11/2019
B017966	XFOB	6,100	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/1619	2/23/2022	WD	Q	I	01	840,000
GRANTOR: ZUCKER DANIEL & SHERY						
GRANTEE: ROSS SPENCER WORTHI						
2228/0381	10/02/2018	WD	Q	I	01	475,000
GRANTOR: CARMA ROBINSON KERN L						
GRANTEE: ZUCKER DANIEL & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 BAS=[YR=1993] N2 FSP=[YR=2019] N12 W44 S8 E33 S4 E11 $ W11 N4 W33 S29 E24 UOP=[YR=1993] S4 E9 N4 W9$ E9 N4 E11 BAS=[YR=2019] S4 E11 N2 E3 N8 W9 N3 W5 S9$ N19$ S10 E5 S3 E9 S8 W3 S2 E13 N23$ PTR= E15 FUS=[YR=1993] E30 S5 E2 N3 E13 S14 W13 STR=[YR=2018] S5 W3 N8 E3 S3$ N3 W3 S14 W4 N4 W6 S4 W4 N4 W7 S4 W4 N4 W4 N23$ 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	0803	ASPHALT C	0	100	0	0	3,281.00	SF	1.20	1.20	100	1986	1986	3	56	2,205	
2	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2019	2019	3	82	1,886	
3	0317	DCK PLNG W	0	100	0	0	2.00	UT	500.00	500.00	100	2010	2010	3	40	400	
4	0300	BOAT DCK W	1	100	0	0	1,072.00	SF	40.00	40.00	100	2023	2021		93	39,878	
5	0322	BOAT LFT L	1	100	0	0	2.00	UT	1,500.00	1,500.00	100	2023	2023		97	2,910	
6	0303	FLT DOCK W	1	100	30	10	300.00	SF	26.00	26.00	100	2023	2021		93	7,254	

LAND DESCRIPTION

TOTAL OB/XF 54,533

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-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	520,000.00	520,000.00	520,000							

REVIEW DATE 12/20/2019 BY KW Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS

LOT 24
IN OR 2542/1619
PIRATES WOOD 1 UNR

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2025

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NASSAU COUNTY PROPERTY

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

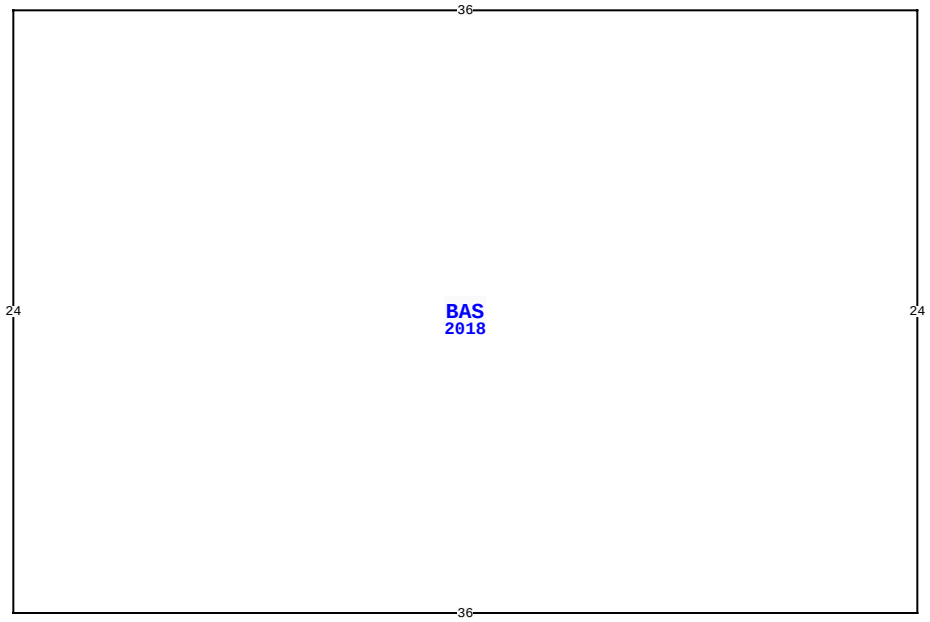
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2018	864	10,524
TOTALS	864			864	10,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	65.8260	24.36	21,047	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2023 Heated Area: 864 HX Base Yr 2023



97459 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		358,161
TOTAL MARKET OB/XF VALUE		54,533
TOTAL LAND VALUE - MARKET		520,000
TOTAL MARKET VALUE		932,694
SOH/AGL Deduction		317,944
ASSESSED VALUE		614,750
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		564,028
TOTAL JUST VALUE		932,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		743,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3591	GARAGE	9,504	09/02/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2542/1619	2/23/2022	WD	Q	I	01	840,000
GRANTOR: ZUCKER DANIEL & SHERY						
GRANTEE: ROSS SPENCER WORTHI						
2228/0381	10/02/2018	WD	Q	I	01	475,000
GRANTOR: CARMA ROBINSON KERN L						
GRANTEE: ZUCKER DANIEL & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W36 S24 E36 N24$.

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 12/20/2019 BY KW 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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

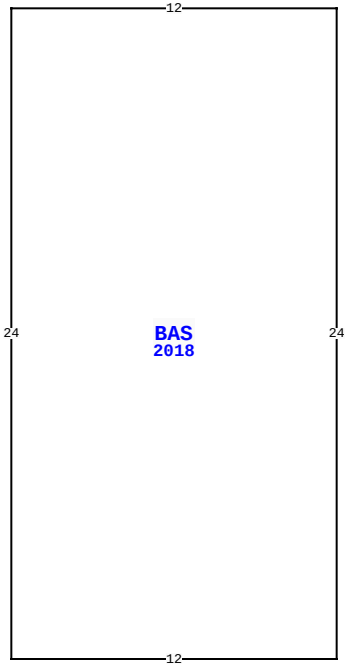
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	2018	288	4,501
TOTALS	288			288	4,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	288	67.0450	24.81	7,145	2001	2001	0	0	0	37.00	63.00

3 GARAGE RES – 100% - 2023 Heated Area: 288 HX Base Yr 2023



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GRANTEE: ROSS SPENCER WORTHI						
2228/0381	10/02/2018	WD	Q	I	01	475,000
GRANTOR: CARMA ROBINSON KERN L						
GRANTEE: ZUCKER DANIEL & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 S24 E12 N24$.

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 12/20/2019 BY KW Total Acres: 0.00 Total Land Value: 520,000 Market: 0 Agricultural: 0 Common: 520,000 PRINTED 07/30/2025 BY SYS