

LOTS 25 & 26
IN OR 922/159
PIRATES WOODS #1 UNR

PEEPLES LIVING TRUST/PEEPLES LORETTA TRUSTEE
97018 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0025-0000



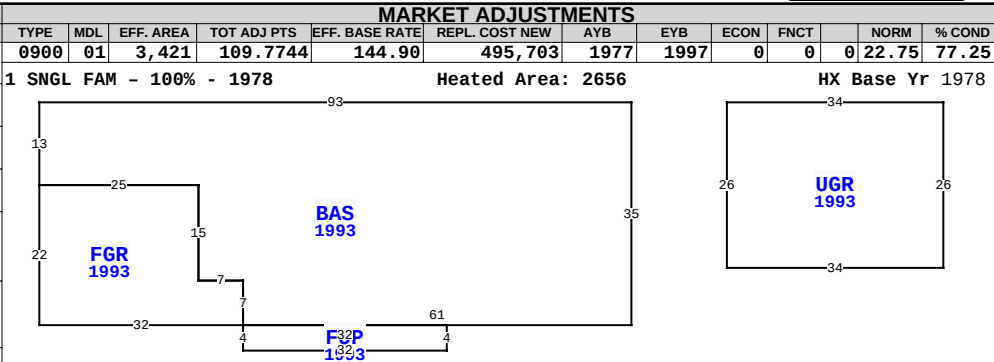
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	02	Quality Level 02
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	2,656	100	1993	2,656	297,300
FGR	599	55	1993	329	36,827
FOP	128	30	1993	38	4,253
UGR	884	45	1993	398	44,550
TOTALS	4,267			3,421	382,931

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0845	KOOL DECK	0	100	0	0	794.00	SF	7.25	7.25	
2	0861	POOL GUNIT	0	100	19	39	741.00	SF	85.00	85.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	
5	1242	WD DECK A	0	100	0	0	974.00	SF	6.00	6.00	
6	0803	ASPHALT C	0	100	0	0	4,569.00	SF	2.00	2.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-1	0.00	0.00	2.00	LT	



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,421	109.7744	144.90	495,703	1977	1997	0	0	22.75	77.25
97018 BLACKBEARDS WAY, YULEE											
BLD DATE 06/16/2023 MLU											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF 22,378											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0845	KOOL DECK	0	100	0	0	794.00	SF	7.25	7.25	
2	0861	POOL GUNIT	0	100	19	39	741.00	SF	85.00	85.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						382,931					
TOTAL MARKET OB/XF VALUE						22,378					
TOTAL LAND VALUE - MARKET						170,000					
TOTAL MARKET VALUE						575,309					
SOH/AGL Deduction						346,867					
ASSESSED VALUE						228,442					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						177,720					
TOTAL JUST VALUE						575,309					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						481,975					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805618	NEW CONSTR	137,409	12/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0232/0499	2/01/1977	WD	Q	V		10,500
GRANTOR:						
GRANTEE:						

GRANTOR:											
GRANTEE:											

BUILDING NOTES											
BAS=[YR=1993] W93 S13 FGR=[YR=1993] S22 E32 N7 W7 N15 W25 \$ E25 S15 E7 S7 FOP=[YR=1993] S4 E32 N4W32\$ E61 N35\$ PTR=E15 UGR=[YR=1993] E34 S26 W34 N26\$ W15\$.											