LOT 40
PIRATES WOOD 1 UNR

BURBANK CANDACE T & RICHARD S
95210 COOK RD
FERNANDINA BEACH, FL 32034

2025

43-3N-28-509A-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

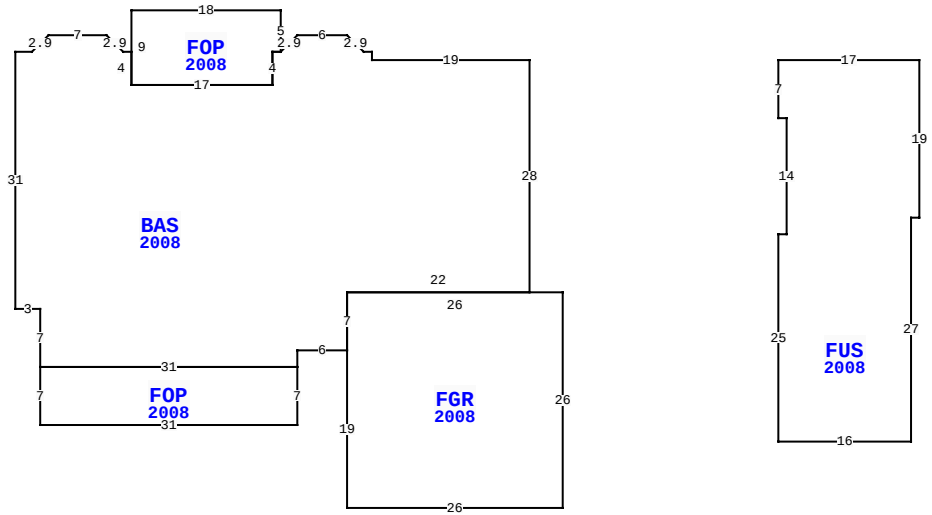
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,072	100	2008	2,072	286,090
FGR	676	55	2008	372	51,363
FOP	158	30	2008	47	6,490
FOP	217	30	2008	65	8,975
FUS	741	100	2008	741	102,313
TOTALS	3,864			3,297	455,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,297	94.4748	149.27	492,143	2008	2008	0	0	0	7.50	92.50

1 SFR CUST – 0% - 0 Heated Area: 2813 HX Base Yr



97070 LONG JOHNS TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	455,232
TOTAL MARKET OB/XF VALUE	69,493
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	624,725
SOH/AGL Deduction	94,216
ASSESSED VALUE	530,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	530,509
TOTAL JUST VALUE	624,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	574,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800457	SCRN ENCLSRE	28,929	01/16/2018
B1708453	SWIM POOL	42,649	09/25/2017
C21228	CO ISSUED	0	02/27/2009
E21016	ELEC OTHER	4,000	07/01/2008
M13861	MECH OTHER	0	05/01/2008
P13153	OTHER	0	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/0124	6/15/2021	TD	Q	I	02	552,000
GRANTOR: WEDDLE FAMILY REV LIV						
GRANTEE: BURBANK CANDACE T &						
2382/1941	8/07/2020	QC	U	I	11	100
GRANTOR: WEDDLE SHANE M						
GRANTEE: WEDDLE FAMILY REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W19 N1 W1 U2 L2 W6 D2 L2 FOP=[YR=2008] N5 W18 S9 E17 N4 E1 $ W1 S4 W17 N4 W1 U2 L2 W7 D2 L2 W2 S31 E3 S7 FOP=[YR=2008] S7 E31 N7 W31 $ E31 N2 E6 FGR=[YR=2008] S19 E26 N26 W26 S7 $ N7 E22 N28 $ PTR= E30 FUS=[YR=2008] E17 S19 W1 S27 W16 N25 E1 N14 W1 N7 $ W30 $.

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	0	0	0	764.00	SF	5.20	5.20	100	2008	2008	3	88	3,496	
2	0510	GARAGE WD-	0	0	24	12	288.00	SF	17.50	17.50	100	2008	2008	3	48	2,419	
3	0680	POLE SHED	0	0	24	22	528.00	SF	10.00	10.00	100	2007	2007	3	44	2,323	
4	0681	POLE SHED	0	0	24	10	240.00	SF	15.00	15.00	100	2012	2012	3	64	2,304	
5	0476	VF 6 SBPL	0	0	0	0	318.00	LF	32.00	32.00	100	2012	2012	3	81	8,243	
6	0861	POOL GUNIT	0	0	23	15	345.00	SF	85.00	85.00	100	2018	2018	3	84	24,633	
7	0855	CONC PAVER	0	0	0	0	915.00	SF	10.00	10.00	100	2018	2018	3	97	8,876	
8	0911	SCRN RM A	0	0	42	30	1,260.00	SF	17.50	17.50	100	2018	2018	3	78	17,199	

LAND DESCRIPTION

TOTAL OB/XF 69,493

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	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 02/22/2024 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS