LOT 49
IN OR 2771/219
PIRATES WOOD 1 UNR

DOPSON CHUCK ALLEN & TRACY L/E/
97288 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0049-0000

BUILDING CHARACTERISTICS

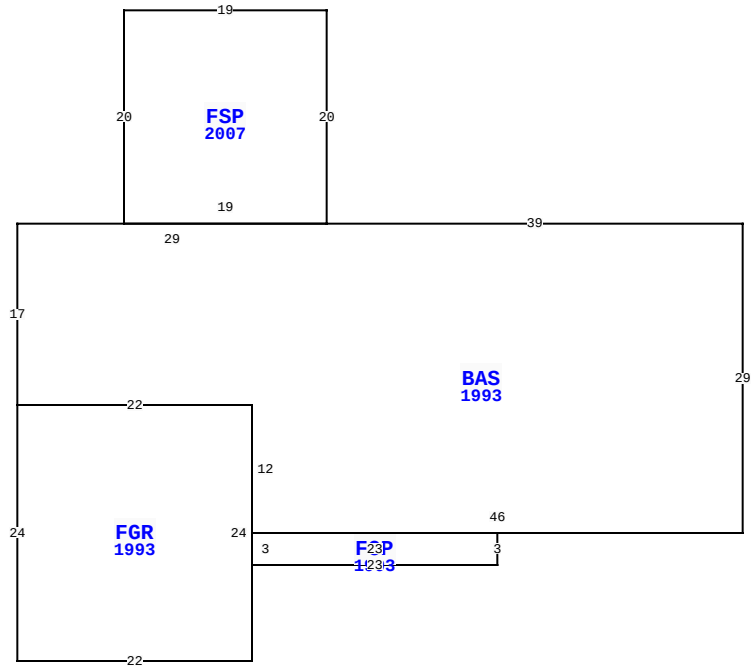
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,708	100	1993	1,708	199,298
FGR	528	55	1993	290	33,839
FOP	69	30	1993	21	2,450
FSP	380	40	2007	152	17,736
TOTALS	2,685			2,171	253,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,171	117.8646	155.58	337,764	1974	1994	0	0	0	25.00	75.00

1 SNGL FAM – 100% - 2023 Heated Area: 1708 HX Base Yr 2023



97288 BLACKBEARDS WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,323
TOTAL MARKET OB/XF VALUE		6,236
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		374,559
SOH/AGL Deduction		51,124
ASSESSED VALUE		323,435
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		272,713
TOTAL JUST VALUE		374,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8652	XFOB	3,264	02/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2771/219	2/25/2025	LE	U	I	11	100
GRANTOR: DOPSON CHUCK ALLEN &						
GRANTEE: DOPSON CHASE ALLEN						
2719/636	6/12/2024	QC	U	I	11	100
GRANTOR: DOPSON CHUCK ALLEN						
GRANTEE: DOPSON CHUCK ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 FSP=[YR=2007] N20 W19 S20 E19$ W29 S17
FGR=[YR=1993] S24 E22 N24W22$ E22 S12 FOP=[YR=1993] S3 E23
N3W23$ E46 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0812	CONCRETE C	0	100	0	0	1,988.00	SF	4.00	4.00	100	1980	1980	3	30	2,386	
3	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	100	2000	2000	3	77	2,310	

LAND DESCRIPTION

TOTAL OB/XF 6,236

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	100,000.00	115,000.00	115,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 07/30/2025 BY SYS