

LOT 50
IN OR 2693/1917
PIRATES WOOD #1 UNR

DOPSON RICK EDWARD & DIANE
97304 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0050-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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	1,400	100
DCK	60	10
FGR	400	55
	1993	1,400
	2007	6
	2007	220
		168,350
		722
		26,455
TOTALS	1,860	1,626
		195,526

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,626	105.6210	139.42	226,697	1976	1996	0	0	13.75	86.25
1 SNGL FAM - 100% - 1998						Heated Area: 1400		HX Base Yr 1998			
20 20											