

LOT 53  
IN OR 1611/512  
PIRATES WOOD 1 UNR

MELLIN SCOTT  
97376 BLACKBEARD'S WAY  
YULEE, FL 32097

2025

43-3N-28-509A-0053-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 80  |
| Exterior Wall            | 16 | WD FR STUC 20  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 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          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 02      | Quality Level 02 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4032.00 |                  |

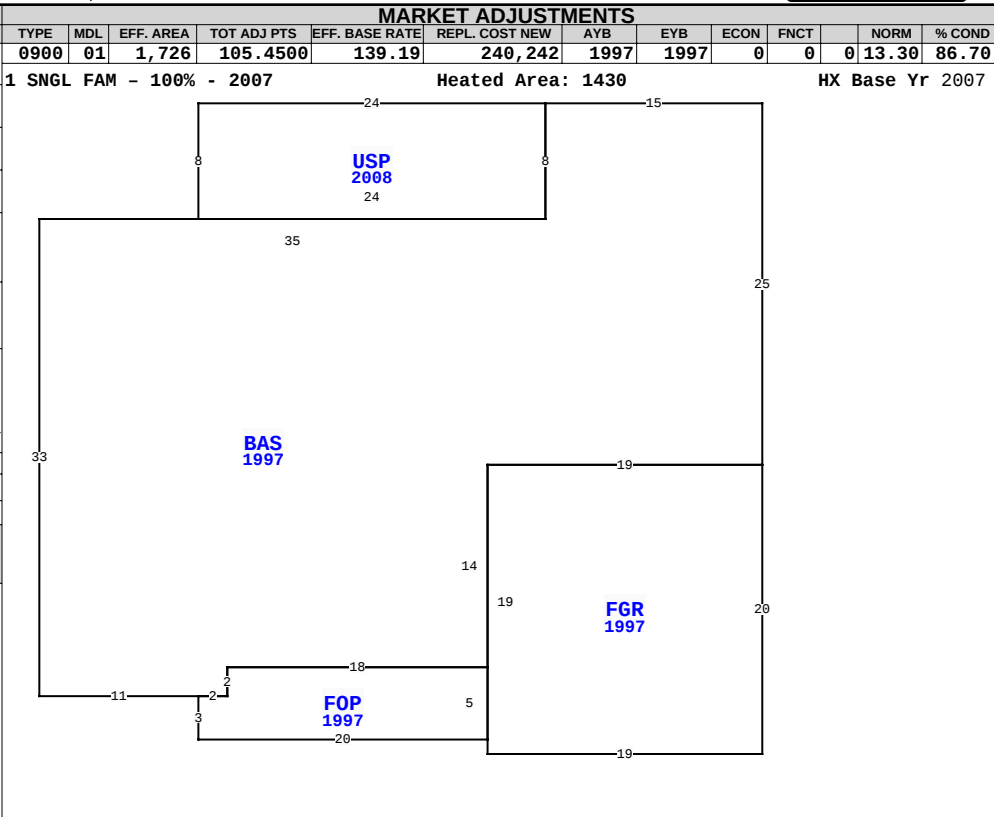
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,430            | 100         | 1997 | 1,430        | 172,569              |
| FGR       | 380              | 55          | 1997 | 209          | 25,222               |
| FOP       | 96               | 30          | 1997 | 29           | 3,500                |
| USP       | 192              | 30          | 2008 | 58           | 6,999                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,098 |  |  | 1,726 | 208,290 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 964.00 | SF | 5.20     |
| 3              | 0861       | POOL GUNIT  | 0   | 100 | 15 | 28 | 420.00 | SF | 85.00    |
| 4              | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 744.00 | SF | 7.25     |
| 5              | 0510       | GARAGE WD-  | 0   | 100 | 20 | 25 | 500.00 | SF | 35.00    |
| 6              | 1126       | CB/STC 8"   | 0   | 100 | 0  | 0  | 240.00 | SF | 4.00     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |

REVIEW DATE 05/12/2019 BY KBA



|                              |          |           |            |     |
|------------------------------|----------|-----------|------------|-----|
| 97376 BLACKBEARDS WAY, YULEE | BLD DATE | LGL DATE  | 06/16/2023 | MLU |
|                              | XF DATE  | LAND DATE |            |     |
|                              | INC DATE | AG DATE   |            |     |

| 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 |
|-----|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1997    | 1997        | 3 | 79     | 2,765           |       |
| 2   | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 964.00 | SF | 5.20     | 5.20           | 100       | 1997    | 1997        | 3 | 72     | 3,609           |       |
| 3   | 0861       | POOL GUNIT  | 0   | 100 | 15 | 28 | 420.00 | SF | 85.00    | 85.00          | 100       | 1997    | 1997        | 3 | 20     | 7,140           |       |
| 4   | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 744.00 | SF | 7.25     | 7.25           | 100       | 1997    | 1997        | 3 | 72     | 3,884           |       |
| 5   | 0510       | GARAGE WD-  | 0   | 100 | 20 | 25 | 500.00 | SF | 35.00    | 35.00          | 100       | 2008    | 2008        | 3 | 48     | 8,400           |       |
| 6   | 1126       | CB/STC 8"   | 0   | 100 | 0  | 0  | 240.00 | SF | 4.00     | 4.00           | 100       | 1997    | 1997        | 3 | 72     | 691             |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 4              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 208,290   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 26,489    |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 115,000   |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 349,779   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 183,561   |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 166,218   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 50,722    |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 115,496   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 349,779   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 330,291   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B20927     | ADDITION    | 5,068  | 01/01/2008 |
| 973992     | SWIM POOL   | 9,500  | 06/01/1997 |
| 973642     | NEW CONSTR  | 53,910 | 03/01/1997 |

| SALES DATA                    |           |              |        |        |           |               |  |  |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1611/0512                     | 3/12/2009 | QC           | U      | I      | 30        | 100           |  |  |  |
| GRANTOR:MELLIN SCOTT & LORI A |           |              |        |        |           |               |  |  |  |
| GRANTEE:MELLIN SCOTT          |           |              |        |        |           |               |  |  |  |
| 1425/0293                     | 6/30/2006 | WD           | Q      | I      |           | 255,000       |  |  |  |
| GRANTOR:KEITH SEAN DAVID      |           |              |        |        |           |               |  |  |  |
| GRANTEE:MELLIN SCOTT & LORI   |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1997] W15 USP=[YR=2008] W24 S8 E24 N8\$ S8 W35 S33 E11 |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1997] S3 E20 FGR=[YR=1997] S1 E19 N20 W19 S19 \$ N5    |  |  |  |  |  |  |  |  |  |
| W18 S2 W2\$ E2 N2 E18 N14 E19 N25\$.                           |  |  |  |  |  |  |  |  |  |

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