LOT 54
IN OR 956/457
PIRATES WOOD 1 UNR

HUGHES HARRY CLYDE
97388 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0054-0000

BUILDING CHARACTERISTICS

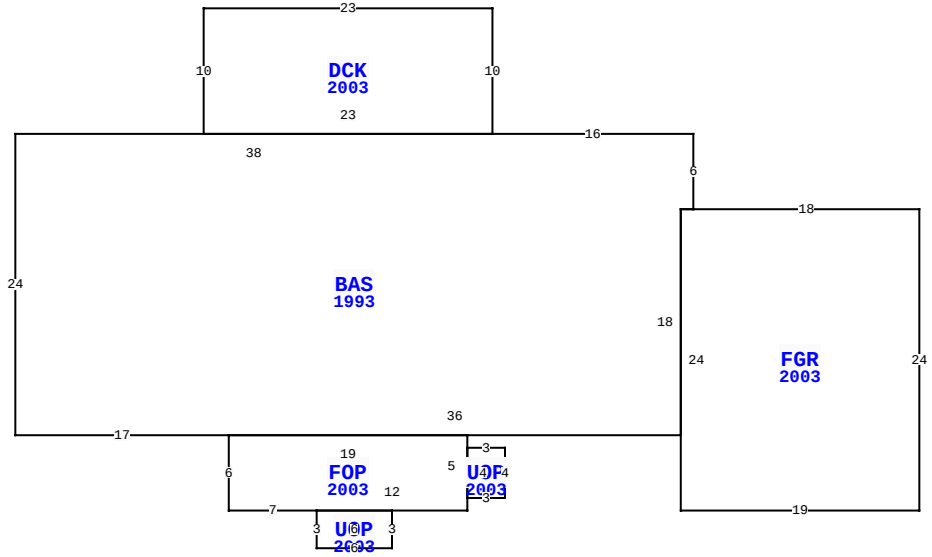
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,278	100	1993	1,278	168,520
DCK	230	10	2003	23	3,033
FGR	456	55	2003	251	33,098
FOP	114	30	2003	34	4,484
UOP	12	20	2003	2	264
UOP	18	20	2003	4	527
TOTALS	2,108			1,592	209,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,592	118.2180	156.05	248,432	1983	1993	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2001 Heated Area: 1278 HX Base Yr 2001



97388 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		209,925
TOTAL MARKET OB/XF VALUE		3,040
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		327,965
SOH/AGL Deduction		211,802
ASSESSED VALUE		116,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,441
TOTAL JUST VALUE		327,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311499	REMODEL	41,202	07/31/2003
991841	REPAIR/RRF	879	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0956/0457	10/30/2000	WD	U	I	07	100
GRANTOR: SECRETARY DEPARTMENT						
GRANTEE: HUGHES HARRY CLYDE						
0844/0416	8/07/1998	WD	Q	I	06	100
GRANTOR: THE LEADER MORTGAGE C						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W18 BAS=[YR=1993] N6 W16 DCK=[YR=2003] N10 W23 S10 E23 $ W38 S24 E17 FOP2003 = S6 E7 UOP=[YR=2003] S3 E6 N3 W6 $ E12 N1 UOP=[YR=2003] E3 N4 W3 S4 $ N5 W19 $ E36 N18 E1 $ W1 S24 E19 N24 $.

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	0681	POLE SHED	0	100	10	24	240.00	SF	15.00	15.00	100	1985	1985	3	20	720	
2	0940	SHEDS/PORT	0	100	10	24	240.00	SF	17.70	17.70	100	2003	2003	3	20	850	
3	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	2003	2003	3	82	240	
4	0855	CONC PAVER	0	100	50	3	150.00	SF	10.00	10.00	100	2003	2003	3	82	1,230	

LAND DESCRIPTION

TOTAL OB/XF 3,040

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