

LOT 56 & S-1 OF LOT 55
IN OR 2505/965
PIRATES WOOD 1 UNR

MELLIES ERIC LEE JR &/GIDCOMB BRANDY ANN
97428 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0056-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		20	FACE BRICK 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		11	CLAY TILE 70		
Interior Floo		14	CARPET 30		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			3 100		
Frame		02	WOOD FRAME 100		
Stories		1.	1. 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	2,908	100	2004	2,908	370,424
FGR	688	55	2004	378	48,150
FOP	180	30	2004	54	6,878
FSP	453	40	2004	181	23,056
TOTALS	4,229			3,521	448,508

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,521	94.8510	149.86	527,657	2004	2004	0	0	0	15.00	85.00
1 SFR CUST - 0% - 0												
Heated Area: 2908												
HX Base Yr												