LOT 57
IN OR 1146/1190
PIRATES WOOD 1 UNR

TREVETT BONITA BATALLER & NEIL
97444 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0057-0000

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 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

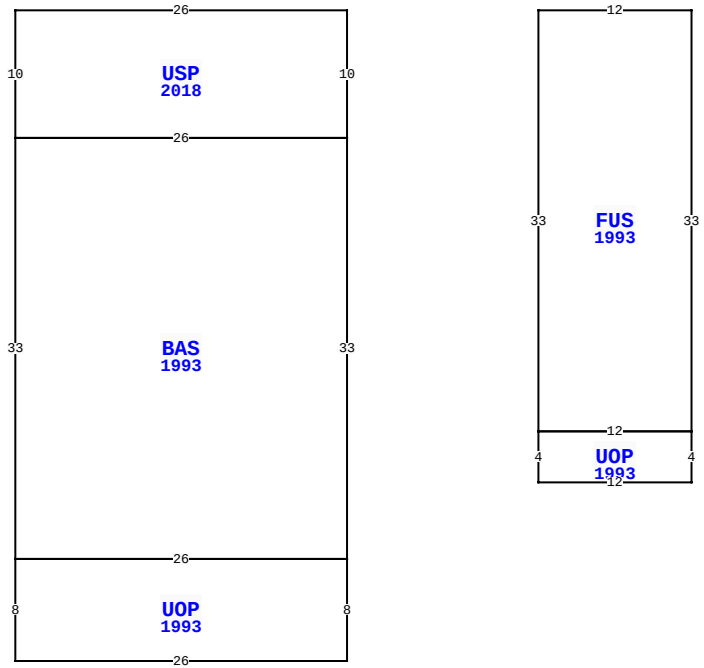
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100	1993	858	116,255
FUS	396	100	1993	396	53,656
UOP	48	20	1993	10	1,355
UOP	208	20	1993	42	5,691
USP	260	30	2018	78	10,569
TOTALS	1,770			1,384	187,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,384	116.9792	154.41	213,703	1979	1999	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2004 Heated Area: 1254 HX Base Yr 2004



97444 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		187,524
TOTAL MARKET OB/XF VALUE		5,560
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		308,084
SOH/AGL Deduction		193,633
ASSESSED VALUE		114,451
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,729
TOTAL JUST VALUE		308,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/1190	6/19/2003	WD	Q	I		135,700
GRANTOR: DAVIS JAMES E & SUSAN						
GRANTEE: TREVETT BONITA BATA						
0880/1489	4/28/1999	WD	Q	I		100,000
GRANTOR: MEYER PAMELA S						
GRANTEE: DAVIS JAMES EVERETT						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] W26 S10 BAS=[YR=1993] S33 UOP=[YR=1993] S8 E26 N8 W26$ E26 N33 W26$ E26 N10$ PTR=E15 FUS=[YR=1993] E12 S33 UOP=[YR=1993] S4 W12N4 E12$ W12 N33$ W15$.

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	0510	GARAGE WD-	0	100	20	34	680.00	SF	35.00	35.00	100	1986	1986	3	20	4,760	
2	0810	CONCRETE A	0	100	10	15	150.00	SF	6.50	6.50	100	2003	2003	3	82	800	

LAND DESCRIPTION

TOTAL OB/XF 5,560

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