

PT LOT 59
IN OR 2393/1428
PIRATES WOOD 1 UNR

CLEMMER TERESA L
97484 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0059-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	864	100
DCK	766	10
STR	16	10
STR	24	10
TOTALS	1,670	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	945	155.2320	204.91	193,640	1969	2015	0	0	4.00	96.00
1 SNGL FAM - 0% - 0 Heated Area: 864 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	864	100	1993	864	169,960						
DCK	766	10	2018	77	15,147						
STR	16	10	2018	2	394						
STR	24	10	2018	2	394						
TOTALS	1,670			945	185,894						

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						185,894					
TOTAL MARKET OB/XF VALUE						303					
TOTAL LAND VALUE - MARKET						110,000					
TOTAL MARKET VALUE						296,197					
SOH/AGL Deduction						73,722					
ASSESSED VALUE						222,475					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						222,475					
TOTAL JUST VALUE						296,197					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						287,268					

EXTRA FEATURES										97484 BLACKBEARDS WAY, YULEE				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	0351	CARPORT MT	0	0	19	19	361.00	SF	4.00	4.00	100	2004	2004	3	21	303			