

LOT 61
IN OR 2307/1472
PIRATES WOOD 1 UNR

STODDARD ALBERT A III
97495 BLACKBEARDS WAY
YULEE, FL 32097

2025

43-3N-28-509A-0061-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	14	WD SHINGLE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
Interior Floo	14	CARPET 60			
Interior Floo	13	LVT/LAMNT 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE		0100SINGLE 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	1,512	100	1993	1,512	191,147
DCK	120	10	1993	12	1,517
DCK	180	10	1993	18	2,276
DCK	438	10	1993	44	5,562
FOP	280	30	1993	84	10,619
FUS	330	100	1993	330	41,719
TOTALS	2,860			2,000	252,840

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0825	BRICK	0	100	0	0	142.00	SF	12.50
2	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00
3	0810	CONCRETE A	0	100	11	8	88.00	SF	6.50
4	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
6	0300	BOAT DCK W	0	100	0	0	750.00	SF	40.00
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00
8	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00
10	0803	ASPHALT C	0	100	0	0	3,095.00	SF	1.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0006	RSF-1	81.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,000	114.0132	150.50	301,000	1972	1992	0	0	0	16.00	84.00	

1 SNGL FAM - 100% - 2023

Heated Area: 1842

HX Base Yr 2023

9

20

25

8

22.4

22.4

14.6

24.3

13

28

12

10

27

9

20

45

5

10

10

12

DCK

1993

BAS

1993

FOP

1993

DCK

1993

11

30

30

11

FUS

1993

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/08/2025

MLU

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	0825	BRICK	0	100	0	0	142.00	SF	12.50	12.50	100	1985	1985	3	80	1,420	
2	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00	13.00	100	1985	1985	3	20	260	
3	0810	CONCRETE A	0	100	11	8	88.00	SF	6.50	6.50	100	1985	1985	3	44	252	
4	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	1985	1985	3	44	1,464	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
6	0300	BOAT DCK W	0	100	0	0	750.00	SF	40.00	40.00	100	1990	1990	3	20	6,000	
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	1990	1990	3	20	460	
8	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	1990	1990	3	20	1,040	
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1990	1990	3	20	300	
10	0803	ASPHALT C	0	100	0	0	3,095.00	SF	1.50	1.50	100	1990	1990	3	50	2,321	

TOTAL OB/XF										15,057			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000131	C	RES CREEK	100	0006	RSF-1	81.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE					310,168									
TOTAL MARKET OB/XF VALUE					15,057									
TOTAL LAND VALUE - MARKET					520,000									
TOTAL MARKET VALUE					845,225									
SOH/AGL Deduction					216,414									
ASSESSED VALUE					628,811									
TOTAL EXEMPTION VALUE					HX HB		50,722							
BASE TAXABLE VALUE					578,089									
TOTAL JUST VALUE					845,225									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					638,445									

STODDARD ALBERT A III
97495 BLACKBEARDS WAY
YULEE, FL 32097

43-3N-28-509A-0061-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

14

WD SHINGLE 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

02

WALL BD/WD 100

Interior Floo

13

LVT/LAMNT 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

1

100

Bathrooms

1

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

DCK

80

10

1993

8

360

FST

200

55

1993

110

4,946

FST

384

55

1993

211

9,488

FUS

480

100

1993

480

21,582

STR

48

10

1993

5

225

UGR

1,024

45

1993

461

20,728

TOTALS

2,216

1,275

57,328

EXTRA FEATURES

97495 BLACKBEARDS WAY, YULEE

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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

520,000

Market:

0

Agricultural:

0

Common:

520,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0150

01

1,275

104.7280

55.51

70,775

1986

1986

0

0

0

19.00

81.00

2 ACCESSORY U - 100% - 2023

Heated Area: 480

HX Base Yr 2023

20

10

20

32

10

32

UGR 1993

12

12

12

32

15

32

FST 1993

12

4

12

32

15

32

FUS 1993

12

4

12

32

15

32

DCI 1993

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

310,168

TOTAL MARKET OB/XF VALUE

15,057

TOTAL LAND VALUE - MARKET

520,000

TOTAL MARKET VALUE

845,225

SOH/AGL Deduction

216,414

ASSESSED VALUE

628,811

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

578,089

TOTAL JUST VALUE

845,225

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

638,445

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2307/1472

9/24/2019

WD

U

I

11

100

GRANTOR: STODDARD ALBERT A & P

GRANTEE: STODDARD ALBERT A I

0094/0510

1/01/1969

TA

Q

V

8,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W32 S12 FST=[YR=1993] W10 S20 E10 N20 \$ S20 E32 N32 \$ PTR= E15 FST=[YR=1993] E32 STR=[YR=1993] E4 S12 DCK=[YR=1993] S20 W4 N5 FUS=[YR=1993] W32 N15 E32 S15\$ N15 E4\$ W4 N12\$ S12 W32 N12\$ W15\$.