

LOT 46  
IN OR 2786/1343  
PIRATES WOOD 2 UNR

TODD ALBERT & MARYLYN THERESA  
95050 CHESWICK OAKS DR  
FERNANDINA BEACH, FL 32034

2025

43-3N-28-509B-0046-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
															<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 100,000 <b>TOTAL MARKET VALUE</b> 100,000 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 100,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 100,000 <b>TOTAL JUST VALUE</b> 100,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 100,000												
DOR CODE 0000 VACANT															PERMIT NUM				DESCRIPTION				AMT		ISSUED		
MAP NUM MKT AREA 04																											
NEIGHBORHOOD/LOC 4032.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											<b>SALES DATA</b>											
						BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		OFF RECORD Number		DATE		TYPE INST		Q / V / I / RSN CD		SALE PRICE	
												06/16/2023		MLU				2786/1343		5/08/2025		WD Q		V / 01		120,000	
						LAFFITES WAY, YULEE										GRANTOR: BLEVINS RICHARD MICHA											
																GRANTEE: TODD ALBERT & MARYL											
																2679/1133											
																11/15/2023											
																WD U											
																V / 37											
																GRANTOR: SKIPPER ZACHARY M											
																GRANTEE: BLEVINS RICHARD MIC											
<b>TOTALS</b>																<b>BUILDING NOTES</b>											
<b>EXTRA FEATURES</b>																<b>BUILDING DIMENSIONS</b>											
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												
																<b>LAND DESCRIPTION</b>											
																<b>TOTAL OB/XF</b> 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			
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000										
REVIEW DATE 06/16/2023 BY MLU Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS																											