PT OR 747/1086

MAULDIN GRADY & JOAN FAMILY LIMITED PARTNERSHIP/
97009 BLACKBEARDS WAY
YULEE, FL 32097

2026

42-2N-27-0000-0002-0270

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

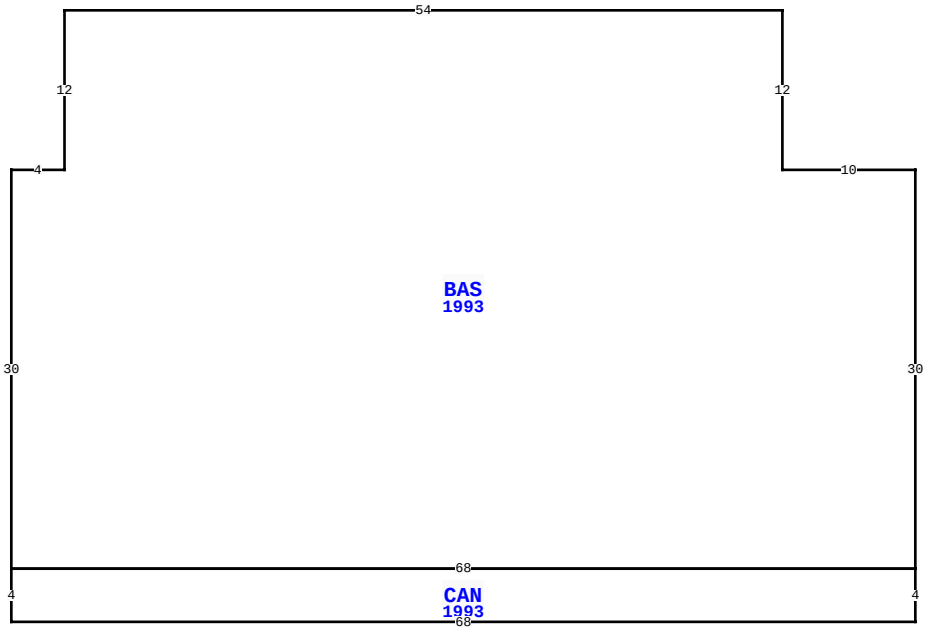
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,688	100	1993	2,688	105,040
CAN	272	30	1993	82	3,204
TOTALS	2,960			2,770	108,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1101	04	2,770	75.4416	111.65	309,270	1986	1986	0	0	15	50.00	35.00

1 RETAILSTOR 0% - 0 Heated Area: 2688 HX Base Yr



850691 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	108,244
TOTAL MARKET OB/XF VALUE	59,760
TOTAL LAND VALUE - MARKET	232,174
TOTAL MARKET VALUE	400,178
SOH/AGL Deduction	163,172
ASSESSED VALUE	237,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,006
TOTAL JUST VALUE	400,178
NCON VALUE	0
INCOME VALUE	266644
PREVIOUS YEAR MKT VALUE	377,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009553	REPAIR/RRF	7,250	10/27/2017
3838	REMODEL	3,500	01/23/1987
3195	NEW CONSTR	30,350	02/19/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0747/1086	12/29/1995	WD	Q	I	01	100
GRANTOR: MAULDIN GRADY & JOAN						
GRANTEE: MAULDIN GRADY S & J						
0515/0733	4/21/1987	WD	Q	I		100,000
GRANTOR: SUTTON JAMES & BYROM						
GRANTEE: MAULDIN GRADY JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N12 W54 S12 W4 S30 CAN=[YR=1993] S4 E68 N4 W68$ E68 N30 $.

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	0803	ASPHALT C	0	0	0	0	6,912.00	SF	2.00	2.00	100	1986	1986	3	50	6,912	
2	0430	CL FNC 6B	0	0	28	6	168.00	LF	9.70	9.70	100	1986	1986	3	21	342	
3	0424	CL FNC 6'	0	0	414	6	2,484.00	LF	20.00	20.00	100	1986	1986	3	21	10,433	
4	0812	CONCRETE C	0	0	0	0	3,619.00	SF	4.00	4.00	100	1986	1986	3	44	6,369	
5	0350	CARPORT WD	0	0	50	30	1,500.00	SF	13.00	13.00	100	1986	1986	3	20	3,900	
6	0510	GARAGE WD-	0	0	72	85	6,120.00	SF	24.50	24.50	100	1986	1986	3	20	29,988	
7	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1986	1986	3	21	147	
8	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1986	1986	3	20	720	
9	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2005	2005	3	61	949	

LAND DESCRIPTION

TOTAL OB/XF 59,760

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	001100	C	STORE 1FLR	0		IW	0.00	0.00	71,438.00	SF		1.00	1.00	1.00	3.25	3.25	232,174							

REVIEW DATE 04/22/2024 BY KWA Total Acres: 1.64 Total Land Value: 232,174 Market: 0 Agricultural: 0 Common: 232,174 PRINTED 07/09/2026 BY SYS