

LOTS 1 & 2
IN OR 1674/619 & OR 1892/1073
PIRATES WOOD 1 UNR

MAULDIN JOAN LEE TRUST & GRADY MAULDIN JR FMLY TRU
97009 BLACKBEARD WAY
YULEE, FL 32097

2026

43-3N-28-509A-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	952	100	1993	952	123,871
BAS	405	100	1996	405	52,697
DCK	75	10	1993	8	1,041
DCK	408	10	1993	41	5,335
DCK	32	10	1996	3	391
FOP	35	30	1996	10	1,301
FSP	270	40	1993	108	14,052
FUS	336	100	1993	336	43,719

TOTALS	2,513			1,863	242,406
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0681	POLE SHED	0	100	24	24	576.00	SF	15.00
3	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00
4	0300	BOAT DCK W	0	100	0	0	649.00	SF	40.00
5	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00
6	0680	POLE SHED	0	100	10	14	140.00	SF	10.00
7	0940	SHEDS/PORT	0	100	18	24	432.00	SF	30.00
8	0311	WD GANG WY	0	100	0	0	22.00	SF	45.00
9	0303	FLT DOCK W	0	100	14	10	140.00	SF	26.00

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	1200.00	450.00	2.00

REVIEW DATE 01/01/2026 BY KB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,863	111.4407	154.90	288,579	1970	1990	0	0	0	16.00
1 SNGL FAM 100% - 1975 Heated Area: 1693 HX Base Yr 1975											

97009 BLACKBEARDS WAY, YULEE				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
576.00	SF	15.00	15.00	100	1980	1980	3	20	1,728	
256.00	SF	30.00	30.00	100	1980	1980	3	20	1,536	
649.00	SF	40.00	40.00	100	1980	1980	3	20	5,192	
1.00	UT	200.00	200.00	100	1985	1985	3	20	40	
140.00	SF	10.00	10.00	100	1985	1985	3	20	280	
432.00	SF	30.00	30.00	100	1980	1980	3	20	2,592	
22.00	SF	45.00	45.00	100	2005	2005	3	21	208	
140.00	SF	26.00	26.00	100	2005	2005	3	32	1,165	

TOTAL OB/XF											
12,741											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	100	0006	RSF	1200.00	450.00	2.00	LT	1.00

Total Acres: 0.00 Total Land Value: 892,500 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						242,406					
TOTAL MARKET OB/XF VALUE						12,741					
TOTAL LAND VALUE - MARKET						892,500					
TOTAL MARKET VALUE						1,147,647					
SOH/AGL Deduction						921,059					
ASSESSED VALUE						226,588					
TOTAL EXEMPTION VALUE						HX HB WX 56,411					
BASE TAXABLE VALUE						170,177					
TOTAL JUST VALUE						1,147,647					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,127,370					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2002919	CHNGE SRVC	1,300	04/01/2020
R12374	REPAIR/RRF	8,000	06/01/2010
9602584	ADDITION	18,900	03/04/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1892/1073	11/01/2013	WD	U	I	11	100	
GRANTOR: MAULDIN JOAN L & GRAD							
GRANTEE: MAULDIN JOAN L & GR							
1674/0619	4/27/2010	WD	U	I	30	100	
GRANTOR: MAULDIN JOAN L & GRAD							
GRANTEE: MAULDIN JOAN L & GR							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1996] W14 DCK=[YR=1996] N4 W8 DCK=[YR=1993] N8 W51 S8 E8 FSP=[YR=1993] S18 DCK=[YR=1993] S5 E15 BAS=[YR=1993] S11 E28 N34 W28 S23 \$ N5 W15 \$ E15 N18 W15 \$ E43 \$ S4 E8 \$ W8 S15 FOP=[YR=1996] S5 E7 N5 W7 \$ E7 S5 E15 N20 \$ PTR= E15 FUS=[YR=1993] E16 S21 W16 N21 \$ W15 \$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 892,500 PRINTED 07/09/2026 BY SYS