

LOT 3  
PIRATES WOOD 1 UNR  
IN OR 2385/446

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97055 BLACKBEARDS WAY  
YULEE, FL 32097

2026

43-3N-28-509A-0003-0000



| BUILDING CHARACTERISTICS |                  |                      |
|--------------------------|------------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION         |
| Exterior Wall            | 19               | COMMON BRK 100       |
| Roof Structur            | 03               | GABLE/HIP 100        |
| Roof Cover               | 03               | COMP SHNGL 100       |
| Interior Wall            | 01               | MINIMUM 100          |
| Interior Floo            | 03               | CONC FINSH 100       |
| Air Condition            | 01               | NONE 100             |
| Heating Type             | 01               | NONE 100             |
| Bedrooms                 |                  | 0 100                |
| Bathrooms                |                  | 0 100                |
| Frame                    | 03               | MASONRY 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                 | 0700             | MISC RESIDENTIAL     |
| 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                      | 288              | 100                  |
|                          | 1993             | 288                  |
| BAS                      | 416              | 100                  |
|                          | 1993             | 416                  |
|                          |                  | 6,818                |
|                          |                  | 6,960                |
|                          |                  |                      |
| TOTALS                   | 704              | 704 11,778           |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 6500               | 01  | 704       | 85.8000     | 33.46          | 23,556         | 1986 | 1986 | 0    | 0    | 0 | 50.00 | 50.00  |

2

GARAGE RES

0% - 0

Heated Area: 704

HX Base Yr

16

26

26

16

BAS

1993

16

18

13

16

BAS

1993

BLD DATE

XF DATE

LGL DATE

LAND DATE