

LOT 5
IN OR 1957/333
PIRATES WOOD 1 UNR

STUTER BARBRA/MCHUGH JOHN
97093 BLACKBEARDS WAY
YULEE, FL 32097

2026

43-3N-28-509A-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	15	CONC BLOCK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4032.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1993	1,014	131,907
FGR	572	55	1993	315	40,977
FOP	48	30	1993	14	1,822
FOP	319	30	1993	96	12,488
FUS	1,269	100	1993	1,269	165,079
SFB	317	80	2017	254	33,042
STR	32	10	2015	3	390
UOP	224	20	1993	45	5,854
UST	348	45	2017	157	20,424

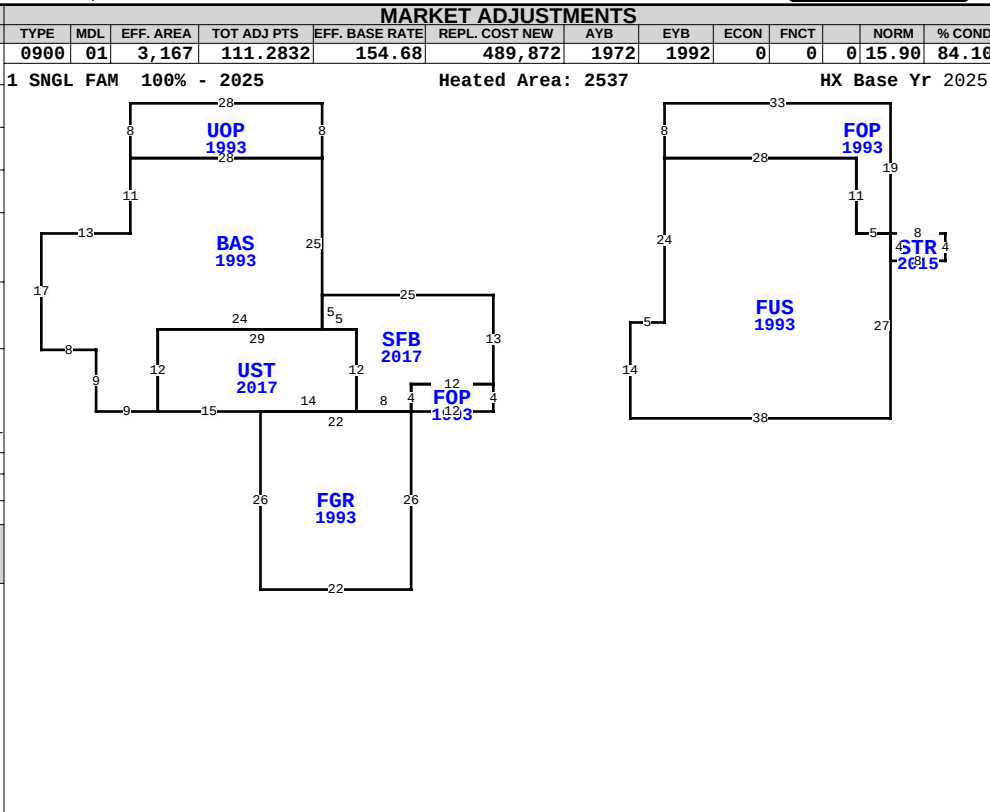
TOTALS	4,143			3,167	411,982
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EXTRA FEATURES

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
3	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	1985	1985	3	20	400	
4	0300	BOAT DCK W	0	100	0	0	1,030.00	SF	50.00	50.00	100	2016	2016	3	75	38,625	
5	0350	CARPORT WD	0	100	32	12	384.00	SF	13.00	13.00	100	2016	2016	3	65	3,245	
6	0310	AL GANG WY	0	100	20	0	20.00	LF	115.00	115.00	100	2016	2016	3	65	1,495	
7	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2016	2016	3	65	1,300	
8	0303	FLT DOCK W	0	100	25	8	200.00	SF	32.50	32.50	100	2016	2016	3	75	4,875	

LAND DESCRIPTION

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100	0006	RSF	1100.00	450.00	1.00	LT		1.00	1.00	1.00	525,000.00	525,000.00	525,000							



97093 BLACKBEARDS WAY, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 49,940

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100	0006	RSF	1100.00	450.00	1.00	LT		1.00	1.00	1.00	525,000.00	525,000.00	525,000							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 2	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		457,301	
TOTAL MARKET OB/XF VALUE		49,940	
TOTAL LAND VALUE - MARKET		525,000	
TOTAL MARKET VALUE		1,032,241	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,032,241	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		980,830	
TOTAL JUST VALUE		1,032,241	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,033,418	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001159	ADDITION	146,256	01/26/2023
B??	REMODEL	20,000	08/01/2017
M1703945	H/AC	0	07/01/2017
B1531430	REPAIR/RRF	0	11/13/2015
3700	GARAGE	14,478	11/07/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1957/0333	1/02/2015	WD	Q	I	01	389,000

GRANTOR: KALLUSCH KATHERINE						
GRANTEE: MCHUGH JOHN & BARBR						
1651/0038	8/03/2009	QC	U	I	11	100
GRANTOR: STERNAL MATTHEW						
GRANTEE: KALLUSCH KATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W28 S8 BAS=[YR=1993] S11 W13 S17 E8 S9 E9
UST=[YR=2017] E15 FGR=[YR=1993] S26 E22 N26 FOP=[YR=1993]
E12 N4 SFB=[YR=2017] N13 W25 S5 E5 S12 E8 N4 E12\$ W12 S4\$
W22\$ E14 N12 W29 S12\$ N12 E24 N25 W28\$ E28 N8\$ PTR= E50
FOP=[YR=1993] E33 S19 STR=[YR=2015] E8 S4 W8 N4\$
FUS=[YR=1993] S27 W38 N14 E5 N24 E28 S11 E5\$ W5 N11 W28 N8\$
W50 \$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																			
ELEMENT		CD		25		MOD METAL 100		6500		01		2,200		53.9000		21.02		46,244		2023		2023		0		0		2.00		98.00									
Exterior Wall		10		STEEL FRME 100		2 GARAGE RES		100%		- 2025		Heated Area: 2200		HX Base Yr 2025																									
Roof Structur		12		MODULAR MT 100																																			
Roof Cover		07		NONE 100																																			
Interior Wall		03		CONC FINSH 100																																			
Interior Floo		01		NONE 100																																			
Air Condition		01		NONE 100																																			
Heating Type		01		NONE 100																																			
Bedrooms		0		100																																			
Bathrooms		0		100																																			
Frame		05		STEEL 100																																			
Quality		05		Quality Level 05																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		4032.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,200		100		2024		2,200		45,319																													
TOTALS		2,200						2,200		45,319																													
EXTRA FEATURES										97093 BLACKBEARDS WAY, YULEE										BLD DATE										LGL DATE									
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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									