

LOT 6  
IN OR 2424/793  
PIRATES WOOD 1 UNR

MOONEY JAMES  
97117 BLACKBEARDS WAY  
YULEE, FL 32097

2026

43-3N-28-509A-0006-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 50       |
| Exterior Wall            | 17 | CB STUCCO 50   |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 60   |
| Interior Floor           | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| 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       | 933              | 100         | 1997 | 933          | 136,340              |
| BAS       | 160              | 100         | 2007 | 160          | 23,381               |
| DKC       | 180              | 10          | 1997 | 18           | 2,631                |
| FGR       | 460              | 55          | 1997 | 253          | 36,971               |
| FGR       | 352              | 55          | 2007 | 194          | 28,349               |
| FOP       | 40               | 30          | 2007 | 12           | 1,754                |
| FOP       | 184              | 30          | 2007 | 55           | 8,038                |
| FSP       | 168              | 40          | 2018 | 67           | 9,791                |
| FUS       | 414              | 100         | 1997 | 414          | 60,498               |
| TOTALS    | 2,891            |             |      | 2,106        | 307,753              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0300       | BOAT DCK W  | 0   | 100 | 0  | 0  | 1,072.00 | SF | 40.00    |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 4              | 0311       | WD GANG WY  | 0   | 100 | 0  | 0  | 20.00    | SF | 45.00    |
| 5              | 0303       | FLT DOCK W  | 0   | 100 | 31 | 10 | 310.00   | 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-     | 1100.00 | 450.00 | 1.00        |

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                                     | 01  | 2,106     | 122.2452    | 169.92         | 357,852        | 1997 | 1997 | 0    | 0    |
| 1 SNGL FAM 100% - 2021 Heated Area: 1507 HX Base Yr 2021 |     |           |             |                |                |      |      |      |      |
|                                                          |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 15,325      |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 15,325      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |
|------------------------------------|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 2 4                      |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY                  |  |  |  |  |  |  |  |  |  |
| STANDARD                           |  |  |  |  |  |  |  |  |  |
| VALUATION BY                       |  |  |  |  |  |  |  |  |  |
| Tax Group: 4 Tax Dist:             |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 325,199      |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 15,325    |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 525,000  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 865,524         |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 359,698          |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 505,826             |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE HX HB 51,411 |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 454,415         |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 865,524           |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                       |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                       |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 847,982    |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 22008178   | ADDITION    | 43,113 | 05/25/2022 |
| R2006499   | REPAIR/RRF  | 16,420 | 08/01/2020 |
| 974166     | NEW CONSTR  | 59,660 | 08/01/1997 |

| SALES DATA                    |            |              |        |        |           |               |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2424/0796                     | 12/31/2020 | QC           | U      | I      | 11        | 100,000       |  |
| GRANTOR: MCGEHEE CLAUDE S     |            |              |        |        |           |               |  |
| GRANTEE: MOONEY JAMES         |            |              |        |        |           |               |  |
| 2424/0793                     | 12/30/2020 | PR           | U      | I      | 19        | 100           |  |
| GRANTOR: MCGEHEE CLAUDE S P/R |            |              |        |        |           |               |  |
| GRANTEE: MOONEY JAMES         |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FSP=[YR=2018] W24 BAS=[YR=2007] N3 W16 DCK=[YR=1997] W18 S10 FGR=[YR=2007] S22 E16 BAS=[YR=1997] E2 S5 E9 S2 FOP=[YR=2007] S5 E8 FGR=[YR=1997] S4 E23 N20 W23 S16 \$ N5 W8 \$ E8 N11 E23 N18 W42 S22 \$ N22 W16 \$ E18 N10 \$ S10 E16 N7 \$ S7 E24 N7 \$ PTR= E15 FOP=[YR=2007] E23 S8 FUS=[YR=1997] S18 W23 N18 E23 \$ W23 N8 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |

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| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 25               | MOD METAL 100    |
| Roof Structur            | 10               | STEEL FRME 100   |
| Roof Cover               | 12               | MODULAR MT 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                    | 05               | STEEL 100        |
| Stories                  | 0                | 0 100            |
| Units                    |                  | 0 100            |
| 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      |
| BAS                      | 720              | 100              |
|                          | 2022             |                  |
|                          | 720              |                  |
|                          | 17,446           |                  |
| TOTALS                   | 720              | 720 17,446       |

| MARKET ADJUSTMENTS                                       |     |             |             |                  |                |      |      |                 |      |   |      |        |
|----------------------------------------------------------|-----|-------------|-------------|------------------|----------------|------|------|-----------------|------|---|------|--------|
| TYPE                                                     | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE   | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT |   | NORM | % COND |
| 6500                                                     | 01  | 720         | 64.0500     | 24.98            | 17,986         | 2022 | 2022 | 0               | 0    | 0 | 3.00 | 97.00  |
| 2 GARAGE RES                                             |     | 100% - 2021 |             | Heated Area: 720 |                |      |      | HX Base Yr 2021 |      |   |      |        |
| <div><div></div><div><div>BAS<br/>2022</div></div></div> |     |             |             |                  |                |      |      |                 |      |   |      |        |
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