

LOT 7
IN OR 1903/119
PIRATES WOOD 1 UNR

BRADBERRY VICTOR A & LUCY D
97129 BLACKBEARDS WAY
YULEE, FL 32097

2026

43-3N-28-509A-0007-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	12	CEDAR 100	0900	01	2,583	115.4160	160.43	414,391	1986	1996	0	0	0	14.50	85.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2014													Heated Area: 2034													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2014													
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY												
Interior Floo	14	CARPET 70															BUILDING MARKET VALUE 354,304												
Interior Floo	12	HARDWOOD 30															TOTAL MARKET OB/XF VALUE 15,120												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 525,000												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 894,424												
Bedrooms	3	100															SOH/AGL Deduction 538,308												
Bathrooms	2.5	100															ASSESSED VALUE 356,116												
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE HX HB 51,411												
Stories	1.	1. 100															BASE TAXABLE VALUE 304,705												
Units	0	100															TOTAL JUST VALUE 894,424												
BUD8 Adjustme	04	DIST 01 100	NCON VALUE 0																										
Occupancy	00	NONE 100	INCOME VALUE																										
Quality			04	Quality Level 04												PREVIOUS YEAR MKT VALUE 886,062													
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	2,034	100	1993	2,034	278,999																								
DCK	464	10	1993	46	6,310																								
FGR	480	55	1993	264	36,213																								
FOP	81	30	1993	24	3,292																								
FSP	208	40	1993	83	11,385																								
FST	240	55	1993	132	18,106																								
TOTALS	3,507			2,583	354,304																								
EXTRA FEATURES						97129 BLACKBEARDS WAY, YULEE																							
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												
1	0820	WOOD WALK	0	100	14	4	56.00	SF	11.75	11.75	100	1986	1986	3	40	263													
2	0300	BOAT DCK W	0	100	0	0	998.00	SF	40.00	40.00	100	1986	1986	3	20	7,984													
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960													
4	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00	13.00	100	1988	1988	3	20	624													
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1990	1990	3	20	300													
7	0303	FLT DOCK W	0	100	18	10	180.00	SF	26.00	26.00	100	1993	1993	3	20	936													
8	0820	WOOD WALK	0	100	7	4	28.00	SF	11.75	11.75	100	1986	1986	3	40	132													
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1986	1986	3	20	400													
10	0311	WD GANG WY	0	100	0	0	18.00	SF	45.00	45.00	100	1993	1993	3	20	162													
13	0350	CARPORT WD	0	100	48	18	864.00	SF	13.00	13.00	100	2005	2005	3	21	2,359													
LAND DESCRIPTION						TOTAL OB/XF 15,120																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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												
REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 07/09/2026 BY SYS																													