

LOT 9
IN OR 2014/1793
PIRATES WOOD 1 UNR

ROBERTS FAMILY LIVING TRUST/ROBERTS KEVIN J CO-TRU
PO BOX 1010
PIERSON, FL 32180

2026

43-3N-28-509A-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMMT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,103	100	1993	1,103	153,037
BAS	32	100	1998	32	4,440
FCP	308	25	1993	77	10,684
FGR	522	55	1998	287	39,820
FOP	28	30	1993	8	1,110
FOP	216	30	1993	65	9,019
FOP	56	30	1998	17	2,359
FOP	40	30	2007	12	1,665
FUS	1,161	100	1993	1,161	161,084
TOTALS	3,466			2,762	383,215

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0300	BOAT DCK W	0	0	0	0	1,540.00	SF	40.00
3	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00
4	0303	FLT DOCK W	0	0	24	10	240.00	SF	26.00
5	0310	AL GANG WY	0	0	0	0	22.00	LF	115.00
6	0920	CWALL-WD/M	0	0	0	0	135.00	LF	390.00
7	0350	CARPORT WD	0	0	15	20	300.00	SF	13.00

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	0	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	NORM	% COND													
0900	01	2,762	117.4320	163.23	450,841	1975	1995	0	0	0	15.00	85.00												
1 SNGL FAM 0% - 0																								
Heated Area: 2296																								
HX Base Yr																								
The floor plan diagram illustrates the layout of a single-family home with various rooms and their market values. The rooms are labeled as follows: BAS 1993 (Bathroom), FOP 1993 (Front Office), FCP 1993 (Front Closet), FGR 1998 (Front Garage), FUS 1993 (Front Utility), B&S 1998 (Back & Side), FOP 1998 (Front Office), and FUS 1993 (Front Utility). The diagram shows the spatial arrangement of these rooms, including walls, doors, and windows, with dimensions provided for each room.																								
97159 BLACKBEARDS WAY, YULEE																								
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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XF DATE		LAND DATE																						
INC DATE		AG DATE																						

TOTAL OB/XF													
104,628													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		383,215	
TOTAL MARKET OB/XF VALUE		104,628	
TOTAL LAND VALUE - MARKET		525,000	
TOTAL MARKET VALUE		1,012,843	
SOH/AGL Deduction		182,404	
ASSESSED VALUE		830,439	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		830,439	
TOTAL JUST VALUE		1,012,843	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,002,833	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
981331	REPAIR/RRF	83,500	10/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2014/1793	11/12/2015	WD	U	I	11	100	
GRANTOR: ROBERTS ANH N REVOCAB							
GRANTEE: ROBERTS FAMILY LIVI							
2005/0704	9/22/2015	WD	Q	I	01	365,000	
GRANTOR: NAIL FRANKIE J							
GRANTEE: ROBERTS ANN H REVOC							

BUILDING NOTES									
BUILDING DIMENSIONS									
FCP=[YR=1993] W14 BAS=[YR=1993] N9 W2 FOP=[YR=2007] N5 W8 S5 E8\$ W8 N5 W11 S5 W21 S26 E3 FGR=[YR=1998] S23E22 N23 FOP=[YR=1993] E7 N4W7 S4\$ N4 W4 S4 W18\$ E18 N4 E11 S4 E10 N17\$ S22 E14 N22\$ PTR= E15 FOP=[YR=1998] E14 BAS=[YR=1998] E8 S4 FUS=[YR=1993] E29 S27 W43 FOP=[YR=1993] W8 N27 E8 S27\$ N27 E14\$ W8 N4\$ S4 W14 N4 \$ W15\$.									