

LOT 12
PIRATES WOOD 1 UNR

DAMM/
97233 BLACKBEARDS WAY
YULEE, FL 32097

2026

43-3N-28-509A-0012-0000



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 3 4														
Exterior Wall	31	HARDIE BRD 100	0900	01	1,930	115.3509	160.34	309,456	1977	1997	0	0	0	13.75	86.25	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2011 Heated Area: 1414 HX Base Yr 2011													Tax Group: 4 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 350,315													
Interior Wall	05	DRYWALL 90														TOTAL MARKET OB/XF VALUE 134,205													
Interior Wall	06	CUST PANEL 10														TOTAL LAND VALUE - MARKET 525,000													
Interior Floo	14	CARPET 80														TOTAL MARKET VALUE 1,009,520													
Interior Floo	07	CORK/VTILE 20														SOH/AGL Deduction 429,733													
Air Condition	03	CENTRAL 100														ASSESSED VALUE 579,787													
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE HX HB 51,411													
Bedrooms	3	100														BASE TAXABLE VALUE 528,376													
Bathrooms	2	100														TOTAL JUST VALUE 1,009,520													
Frame	02	WOOD FRAME 100														NCON VALUE 0													
Stories	1.	1. 100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE 978,476																										
BUD8 Adjustme	04	DIST 01 100														PERMIT NUM DESCRIPTION AMT ISSUED													
Occupancy	00	NONE 100														328403 DOCK 0 07/01/2014													
Quality 04 Quality Level 04																E14461 ELEC OTHER 500 03/01/2005													
DOR CODE 0100 SINGLE FAMILY																974124 NEW CONSTR 3,000 10/01/1997													
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4032.00																SALES DATA													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																							
BAS	1,414	100	1993	1,414	195,547	9999/9999 12/21/2010 CN U I 11 100																							
FEP	242	80	1993	194	26,829	GRANTOR: DAMM																							
FOP	500	30	2002	150	20,744	GRANTEE: DAMM																							
FST	288	55	1993	158	21,851	9999/9999 2/22/2007 CN Q I 01 100																							
UOP	72	20	1993	14	1,936	GRANTOR: DAMM																							
TOTALS 2,516 1,930 266,906																GRANTEE: DAMM													
EXTRA FEATURES			97233 BLACKBEARDS WAY, YULEE													BUILDING NOTES													
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												
2	0860	POOL/SPA	0	100	31	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500													
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240													
7	0350	CARPORT WD	0	100	0	0	576.00	SF	13.00	13.00	100	2002	2002	3	20	1,498													
8	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2002	2002	3	20	400													
9	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2002	2002	3	20	460													
10	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	2002	2002	3	20	600													
11	0303	FLT DOCK W	0	100	30	10	300.00	SF	26.00	26.00	100	2002	2002	3	28	2,184													
12	0300	BOAT DCK W	0	100	0	0	2,600.00	SF	40.00	40.00	100	2015	2015	3	71	73,840													
13	0350	CARPORT WD	0	100	48	28	1,344.00	SF	13.00	13.00	100	2015	2015	3	60	10,483													
TOTAL OB/XF 134,205																													
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												
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																													

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