

LOT 13
IN OR 900/44
PIRATES WOOD 1 UNR

NELSON ALBERT F &WALLER BRENDA N
97245 BLACKBEARDS WAY
YULEE, FL 32097

2026

43-3N-28-509A-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,176	100
DCK	16	10
DCK	35	10
FDG	812	60
FOP	1,030	30
FSP	270	40
TOTALS	4,339	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	12	3,086	166.7224	276.76	854,081	2004	2004	0	0	0	10.25	89.75	
1 SFR CUST 100% - 2006 Heated Area: 2176 HX Base Yr 2006													
97245 BLACKBEARDS WAY, YULEE													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				766,538			
TOTAL MARKET OB/XF VALUE				14,910			
TOTAL LAND VALUE - MARKET				525,000			
TOTAL MARKET VALUE				1,306,448			
SOH/AGL Deduction				787,697			
ASSESSED VALUE				518,751			
TOTAL EXEMPTION VALUE				HX HB SX 101,411			
BASE TAXABLE VALUE				417,340			
TOTAL JUST VALUE				1,306,448			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				984,805			