LOT 14
IN OR 2308/870
ESMT OR 1302/672

CONROY RONALD & MARIE
2044 URSULINE WAY
ACWORTH, GA 30101

**2026**

**43-3N-28-509A-0014-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

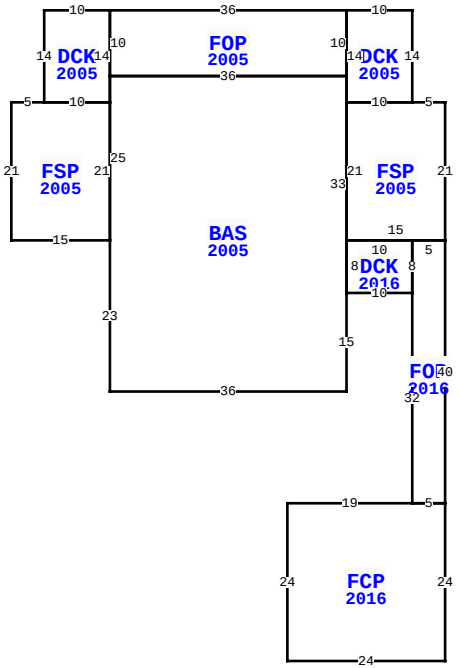
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| Air Condition | 03 | CENTRAL 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,728 | 100 | 2005 | 1,728 | 521,004 |
| DCK | 140 | 10 | 2005 | 14 | 4,221 |
| DCK | 140 | 10 | 2005 | 14 | 4,221 |
| DCK | 80 | 10 | 2016 | 8 | 2,412 |
| FCP | 576 | 25 | 2016 | 144 | 43,417 |
| FOP | 360 | 30 | 2005 | 108 | 32,563 |
| FOP | 200 | 30 | 2016 | 60 | 18,091 |
| FSP | 315 | 40 | 2005 | 126 | 37,990 |
| FSP | 315 | 40 | 2005 | 126 | 37,990 |
| TOTALS | 3,854 | | | 2,328 | 701,909 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 2,328 | 201.2528 | 334.08 | 777,738 | 2005 | 2005 | 0 | 0 | 0 | 9.75 | 90.25 |

2 SFR CUST 0% - 0 Heated Area: 1728 HX Base Yr




97261 BLACKBEARDS WAY, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 724,226 |
| TOTAL MARKET OB/XF VALUE | 25,420 |
| TOTAL LAND VALUE - MARKET | 525,000 |
| TOTAL MARKET VALUE | 1,274,646 |
| SOH/AGL Deduction | 402,894 |
| ASSESSED VALUE | 871,752 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 871,752 |
| TOTAL JUST VALUE | 1,274,646 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 976,543 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M2004661 | H/AC | 6,302 | 06/01/2020 |
| B1632526 | CARPORT | 17,320 | 06/01/2016 |
| E14693 | ELEC OTHER | 3,600 | 04/01/2005 |
| M09424 | MECH OTHER | 0 | 03/01/2005 |
| P09240 | OTHER | 0 | 03/01/2005 |
| R0507134 | REPAIR/RRF | 13,000 | 02/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2486/0407 | 8/09/2021 | WD | U | I | 11 | 100 |
| GRANTOR: TRUSTY-HULSLANDER DEV | | | | | | |
| GRANTEE: CONROY RONALD & MAR | | | | | | |
| 2308/0870 | 9/13/2019 | WD | Q | I | 01 | 625,000 |
| GRANTOR: SHEPLER DAVID L & SUS | | | | | | |
| GRANTEE: CONROY RONALD & MAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2005] W5 DCK=[YR=2005] N14 W10 FOP=[YR=2005] W36 DCK=[YR=2005] W10 S14 FSP=[YR=2005] W5 S21 E15 BAS=[YR=2005] S23 E36 N15 DCK=[YR=2016] E10 FOP=[YR=2016] S32 FCP=[YR=2016] W19 S24 E24 N24 W5$ E5 N40 W5 S8$ N8 W10 S8$ N33 W36 S25$ N21 W10$ E10 N14$ S10 E36 N10$ S14 E10$ W10 S21 E15 N21$.

## EXTRA FEATURES

| LN | 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 | 0310 | AL GANG WY | 0 | 0 | 0 | 0 | 20.00 | LF | 115.00 | 115.00 | 100 | 2005 | 2005 | 3 | 21 | 483 | |
| 2 | 0300 | BOAT DCK W | 0 | 0 | 0 | 0 | 793.00 | SF | 40.00 | 40.00 | 100 | 2000 | 2000 | 3 | 26 | 8,247 | |
| 3 | 0303 | FLT DOCK W | 0 | 0 | 40 | 8 | 320.00 | SF | 26.00 | 26.00 | 100 | 2005 | 2005 | 3 | 32 | 2,662 | |
| 5 | 0300 | BOAT DCK W | 0 | 0 | 0 | 0 | 400.00 | SF | 40.00 | 40.00 | 100 | 2016 | 2016 | 3 | 75 | 12,000 | |
| 6 | 0350 | CARPORT WD | 0 | 0 | 20 | 12 | 240.00 | SF | 13.00 | 13.00 | 100 | 2016 | 2016 | 3 | 65 | 2,028 | |

## LAND DESCRIPTION

TOTAL OB/XF 25,420

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0 | 0006 | RSF-1 | 100.00 | 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

LOT 14
IN OR 2308/870
ESMT OR 1302/672

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**2026**

**43-3N-28-509A-0014-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

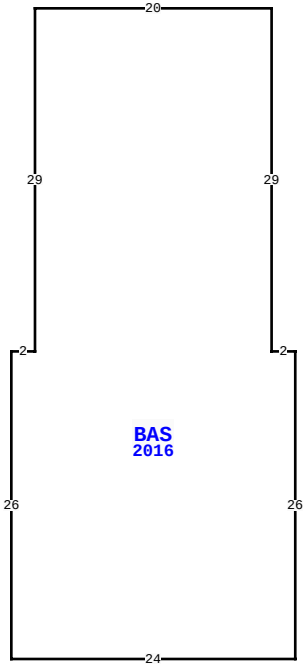
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4032.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,204 | 100 | 2016 | 1,204 | 22,317 |
| TOTALS | 1,204 | | | 1,204 | 22,317 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,204 | 67.8930 | 26.48 | 31,882 | 1980 | 2005 | 0 | 0 | 0 | 30.00 | 70.00 |

3 GARAGE RES 0% - 0 Heated Area: 1204 HX Base Yr




97261 BLACKBEARDS WAY, YULEE

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| BLD DATE | | LGL DATE | |
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## VALUATION SUMMARY

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| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 871,752 |
| TOTAL JUST VALUE | 1,274,646 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 976,543 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0514439 | NEW CONSTR | 123,648 | 02/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2486/0407 | 8/09/2021 | WD | U | I | 11 | 100 |
| GRANTOR: TRUSTY-HULSLANDER DEV | | | | | | |
| GRANTEE: CONROY RONALD & MAR | | | | | | |
| 2308/0870 | 9/13/2019 | WD | Q | I | 01 | 625,000 |
| GRANTOR: SHEPLER DAVID L & SUS | | | | | | |
| GRANTEE: CONROY RONALD & MAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W20 S29 W2 S26 E24 N26 W2 N29$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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