

LOT 16  
IN OR 2308/254  
PIRATES WOOD 1 UNR

WOODY LEON S & SHERRY J  
97315 BLACKBEARDS WAY  
YULEE, FL 32097

2026

43-3N-28-509A-0016-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 50     |
| Exterior Wall            | 11 | BD/BTN AVG 50  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 09 | PINE WOOD 50   |
| Interior Floor           | 14 | CARPET 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. | 2. 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 |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 56               | 15          | 2021 | 8            | 2,090                |
| BAL       | 56               | 15          | 2021 | 8            | 2,090                |
| BAS       | 725              | 100         | 2022 | 725          | 189,410              |
| FGR       | 283              | 55          | 2003 | 156          | 40,755               |
| FOP       | 112              | 30          | 2021 | 34           | 8,883                |
| FUS       | 1,196            | 100         | 2003 | 1,196        | 312,461              |
| STR       | 104              | 10          | 2021 | 10           | 2,613                |
| UOP       | 168              | 20          | 2003 | 34           | 8,883                |
| UOP       | 112              | 20          | 2007 | 22           | 5,747                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,812 |  |  | 2,193 | 572,933 |
|--------|-------|--|--|-------|---------|

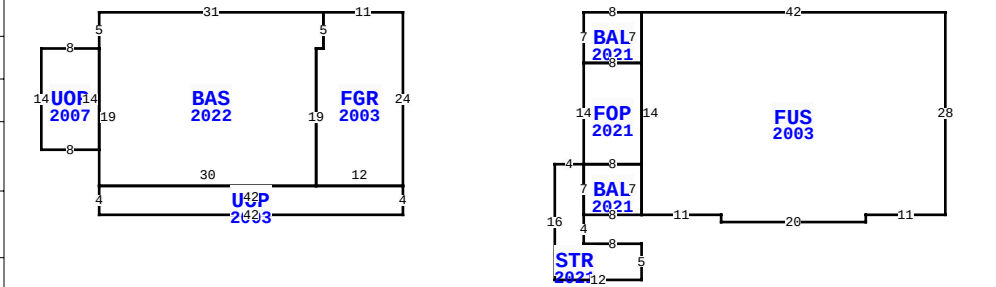
#### EXTRA FEATURES

| 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   | 0410       | ELEVATOR    | 0   | 100 | 0  | 0  | 1.00   | UT | 2.20     | 2.20           | 100       | 2022    | 2022        | 3 | 100    | 2               |       |
| 3   | 0300       | BOAT DCK W  | 0   | 100 | 0  | 0  | 624.00 | SF | 40.00    | 40.00          | 100       | 2003    | 2003        | 3 | 29     | 7,238           |       |
| 4   | 0303       | FLT DOCK W  | 0   | 100 | 10 | 20 | 200.00 | SF | 26.00    | 26.00          | 100       | 2003    | 2003        | 3 | 29     | 1,508           |       |
| 5   | 0310       | AL GANG WY  | 0   | 100 | 0  | 0  | 22.00  | LF | 115.00   | 115.00         | 100       | 2003    | 2003        | 3 | 20     | 506             |       |
| 6   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 2003    | 2003        | 3 | 85     | 2,975           |       |
| 7   | 0317       | DCK PLNG W  | 0   | 100 | 0  | 0  | 2.00   | UT | 1,000.00 | 1,000.00       | 100       | 2003    | 2003        | 3 | 20     | 400             |       |
| 8   | 0820       | WOOD WALK   | 0   | 100 | 38 | 5  | 190.00 | SF | 11.75    | 11.75          | 100       | 2005    | 2005        | 3 | 40     | 893             |       |

#### 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 | 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    |                             |      |         |      |     |    |        |

| MARKET ADJUSTMENTS |     |           |             |                |                |                   |      |      |                 |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|------|-----------------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON | FNCT            |   | NORM  | % COND |
| 0500               | 12  | 2,193     | 176.5960    | 293.15         | 642,878        | 2003              | 2003 |      | 0               | 0 | 10.88 | 89.12  |
| 1 SFR CUST         |     |           | 100% - 2020 |                |                | Heated Area: 1921 |      |      | HX Base Yr 2020 |   |       |        |



97315 BLACKBEARDS WAY, YULEE

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

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  | PAGE 1 of 3 |  |  | 4 |
|------------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|---|
| VALUATION SUMMARY      |  |  |  |  |  |  |  |  |  |             |  |  |   |

|                           |  |           |  |
|---------------------------|--|-----------|--|
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 4              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 621,432   |  |
| TOTAL MARKET OB/XF VALUE  |  | 13,522    |  |
| TOTAL LAND VALUE - MARKET |  | 525,000   |  |
| TOTAL MARKET VALUE        |  | 1,159,954 |  |
| SOH/AGL Deduction         |  | 652,016   |  |
| ASSESSED VALUE            |  | 507,938   |  |
| TOTAL EXEMPTION VALUE     |  | 51,411    |  |
| BASE TAXABLE VALUE        |  | 456,527   |  |
| TOTAL JUST VALUE          |  | 1,159,954 |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 1,020,650 |  |

| PERMIT NUM | DESCRIPTION  | AMT     | ISSUED     |
|------------|--------------|---------|------------|
| B2103912   | METAL BLDG   | 73,185  | 03/31/2021 |
| B2102585   | REMODEL      | 80,000  | 03/04/2021 |
| B2005954   | REPLACE DECK | 9,700   | 08/01/2020 |
| B19175     | ADDITION     | 12,800  | 12/01/2006 |
| R09947     | REPAIR/RRF   | 2,500   | 12/01/2006 |
| B0310890   | NEW CONSTR   | 113,386 | 01/01/2003 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2308/0254         | 9/18/2019 | WD        | Q   | I   | 02     | 400,000    |

|                                |            |    |   |   |  |         |
|--------------------------------|------------|----|---|---|--|---------|
| GRANTOR: JAMES CURTIS A & ANNA |            |    |   |   |  |         |
| GRANTEE: WOODY LEON S & SHER   |            |    |   |   |  |         |
| 1086/1750                      | 10/11/2002 | WD | Q | V |  | 203,700 |
| GRANTOR: WELLS GENE W          |            |    |   |   |  |         |
| GRANTEE: JAMES CURTIS A & AN   |            |    |   |   |  |         |

#### BUILDING NOTES

#### BUILDING DIMENSIONS

FGR=[YR=2003] W11 BAS=[YR=2022] W31 S5 UOP=[YR=2007] W8 S14  
E8 N14\$ S19 UOP=[YR=2003] S4 E42 N4 W42\$ E30 N19 E1 N5\$ S5 W1  
S19 E12 N24\$ PTR= E25 BAL=[YR=2021] E8 FUS=[YR=2003] E42 S28  
W11 S1 W20 N1 W11 BAL=[YR=2021] W8 STR=[YR=2021] S4 E8 S5  
W12 N16 E4 FOP=[YR=2021] N14 E8 S14 W8\$ S7\$ N7E8 S7\$ N28\$ S7  
W8 N7\$ W25\$.

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