

LOT 18 IN OR 1860/77 &
LOT 17 IN OR 2158/1103
PIRATES WOODS #1 UNR

KOHLER MICHAEL & LEIGH
97357 BLACKBEARDS WAY
YULEE, FL 32097

2026

43-3N-28-509A-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

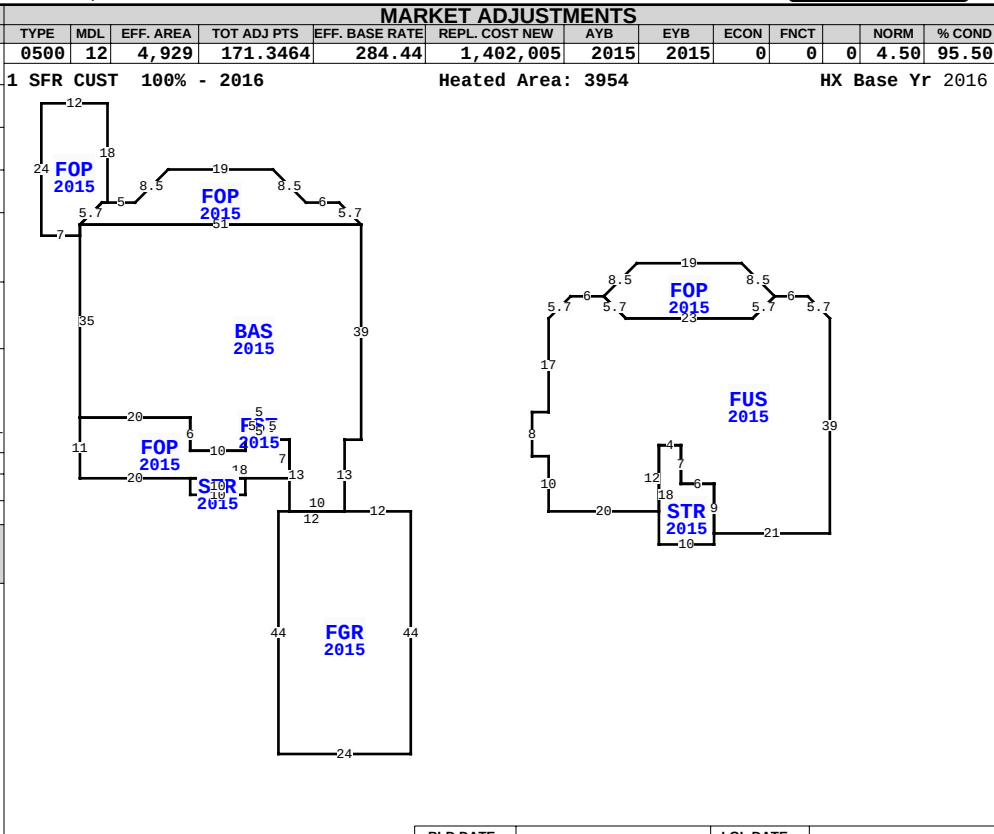
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	2015	2,059	559,307
FGR	1,056	55	2015	581	157,823
FOP	258	30	2015	77	20,916
FOP	266	30	2015	80	21,731
FOP	338	30	2015	101	27,435
FOP	351	30	2015	105	28,522
FST	25	55	2015	14	3,803
FUS	1,895	100	2015	1,895	514,758
STR	30	10	2015	3	815
STR	138	10	2015	14	3,803
TOTALS	6,416			4,929	1,338,915

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2015	2015	3	60	9,000	
6	0860	POOL/SPA	0	100	34	0	1.00	UT	50,000.00	50,000.00	100	2015	2015	04	90	45,000	
8	0911	SCRN RM A	0	100	0	0	2,425.00	SF	27.00	27.00	100	2015	2015	3	60	39,285	
11	0920	CWALL-WD/M	0	100	0	0	105.00	LF	390.00	390.00	100	2015	2015	3	60	24,570	
12	0300	BOAT DCK W	0	100	0	0	1,310.00	SF	50.00	50.00	100	2015	2015	3	71	46,505	
13	0350	CARPORT WD	0	100	30	30	900.00	SF	14.30	14.30	100	2015	2015	3	60	7,722	
14	0323	BOAT LFT H	0	100	0	0	2.00	UT	2,500.00	2,500.00	100	2015	2015	3	60	3,000	
15	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2015	2015	3	60	900	
16	0310	AL GANG WY	0	100	20	0	20.00	LF	115.00	115.00	100	2015	2015	3	60	1,380	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000131	C
2	000131	C



97357 BLACKBEARDS WAY, YULEE

TOTAL OB/XF		
TOTALS	6,416	4,929

NASSAU COUNTY PROPERTY		
PAGE 1 of 2	4	
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	1,419,084	
TOTAL MARKET OB/XF VALUE	225,422	
TOTAL LAND VALUE - MARKET	1,050,000	
TOTAL MARKET VALUE	2,694,506	
SOH/AGL Deduction	1,247,675	
ASSESSED VALUE	1,446,831	
TOTAL EXEMPTION VALUE	51,411	
BASE TAXABLE VALUE	1,395,420	
TOTAL JUST VALUE	2,694,506	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	2,681,223	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429189	CO ISSUED	0	07/10/2015
B1530360	SCRNRM	54,175	04/01/2015
B1429669	SWIM POOL	50,000	12/01/2014
P1417705	NEW CONSTR	0	09/01/2014
B1429179	NEW CONSTR	107,076	08/01/2014
B1429189	NEW CONSTR	499,790	08/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2158/1103	11/16/2017	WD U	I	I	11	100
GRANTOR: KOHLER PROPERTY DEVEL						
GRANTEE: KOHLER MICHAEL & LE						
2101/0783	2/15/2017	WD U	I	I	37	400,000
GRANTOR: EVENS AARON & JENNIFE						
GRANTEE: KOHLER PROPERTY DEV						

BUILDING NOTES		

BUILDING DIMENSIONS		
FGR=[YR=2015]	W12	BAS=[YR=2015]
N13	E3	N39
FOP=[YR=2015]		
U4	L4	W6
U6	L6	W19
L6	D6	W5
FOP=[YR=2015]		
N18	W12	S24
E7	N2	U4
R4	E1\$	W1
L4	D4	E51\$
W51	S35	FOP=[YR=2015]
S11		
E20	STR=[YR=2015]	S3
E10	N3	W10
\$	E18	N7
W3	FST=[YR=2015]	
W5	N5	E5
S5\$	N5	W5
S7	W10	N6
W20\$	E20	S6
E10	N2	E8
S13	E10\$	
W12	S44	E24
N44\$	PTR=	E25
FUS=[YR=2015]		
N10	W3	N8
E3	N17	U4
R4	E6	FOP=[YR=2015]
U6	R6	E19
R6	D6	D4
L4	W23	U4
L4	\$	
R4	D4	E23
R4	U4	E6
D4	R4	S39
W21	STR=[YR=2015]	S2
W10		
N18	E4	S7
E6	S9\$	N9
W6	N7	W4
S12	W20\$	W25\$.

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 80
Interior Wall	08	DECORATIVE 20
Interior Floo	03	CONC FINSH 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,890	100
GOF	560	125
SFB	560	80
TOTALS	3,010	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	3,038	76.0159	29.65	90,077	2015	2015	0	0	0	11.00	89.00
2 GARAGE RES 100% - 2016 Heated Area: 2898 HX Base Yr 2016												
35 16 SFB 2015 16 35 35 16 GOF 2015 16 35 54 BAS 2015 54 35												

BLD DATE		LGL DATE	
YE DATE		LAND DATE	