LOT 21
IN OR 2834/1744
PIRATES WOOD #1 UNR

SULLIVAN FAMILY REVOCABLE TRUST/SULLIVAN JOHN TRUS
97401 BLACKBEARDS WAY
YULEE, FL 32097

**2026**

**43-3N-28-509A-0021-0000**

## BUILDING CHARACTERISTICS

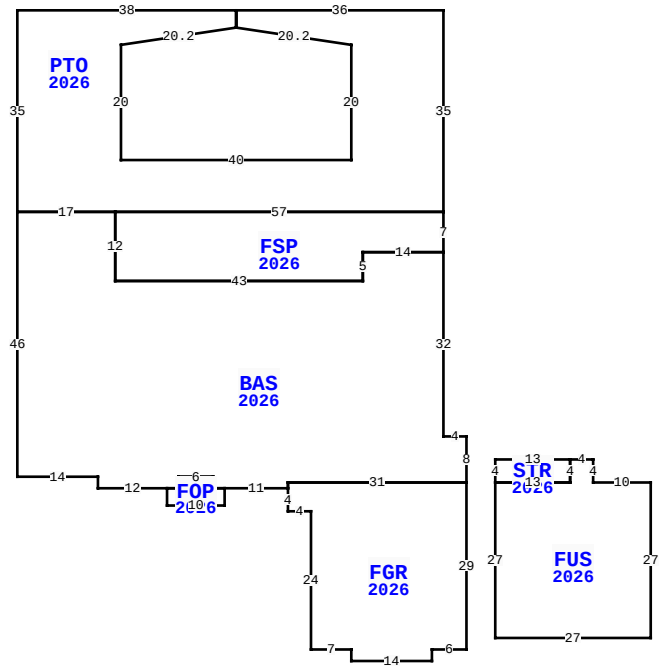
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 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 | 2,903 | 100 | 2026 | 2,903 | 803,115 |
| FGR | 831 | 55 | 2026 | 457 | 126,429 |
| FOP | 42 | 30 | 2026 | 13 | 3,596 |
| FSP | 614 | 40 | 2026 | 246 | 68,056 |
| FUS | 745 | 100 | 2026 | 745 | 206,104 |
| PTO | 1,730 | 5 | 2026 | 86 | 23,792 |
| STR | 52 | 10 | 2026 | 5 | 1,383 |
| TOTALS | 6,917 | | | 4,455 | 1,232,476 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 4,455 | 166.6544 | 276.65 | 1,232,476 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST 100% - 2026 Heated Area: 3648 HX Base Yr 2026




97401 BLACKBEARDS WAY, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,232,476 |
| TOTAL MARKET OB/XF VALUE | | 151,611 |
| TOTAL LAND VALUE - MARKET | | 525,000 |
| TOTAL MARKET VALUE | | 1,909,087 |
| SOH/AGL Deduction | | 49,941 |
| ASSESSED VALUE | | 1,859,146 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 1,807,735 |
| TOTAL JUST VALUE | | 1,909,087 |
| NCON VALUE | | 1,356,787 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 548,860 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B250009432 | NW RES SCN | 21,420 | 08/21/2025 |
| SP250000739 | INSTALL INGROUND | 150,000 | 01/21/2025 |
| B240008573 | HTD 3625 | 674,502 | 07/23/2024 |
| B240008116 | DEMO HOUSE | 0 | 07/10/2024 |
| CO250006555 | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2834/1744 | 11/18/2025 | QC | U | I | 11 | 100 |
| GRANTOR: SULLIVAN JOHN & JERRI | | | | | | |
| GRANTEE: SULLIVAN FAMILY REV | | | | | | |
| 2833/914 | 11/18/2025 | QC | U | I | 11 | 100 |
| GRANTOR: SULLIVAN JOHN & JERRI | | | | | | |
| GRANTEE: SULLIVAN FAMILY REV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E17 S12 E43 N5 E14 S32 E4 S8 W31 S1 W11 W2 N2 W6 S2 W2 W12 N2 W14 N46 $
FGR=[YR=2026;ORIG=57,57] E31 S29 W6 S2 W14 N2 W7 N24 W4 N4 N1 $
FUS=[YR=2026;ORIG=93,57] E13 N4 E4 S4 E10 S27 W27 N27 $
FSP=[YR=2026;ORIG=27,22] E43 N5 E14 N7 W57 S12 $
STR=[YR=2026;ORIG=106,57] W13 N4 E13 S4 $
FOP=[YR=2026;ORIG=38,56] E6 S2 E2 S3 W10 N3 E2 N2 $
PTO=[YR=2026;ORIG=10,10] E17 E57 N35 W36 S3 D3R20 S20 W40 N20 U3R20 N3 W38 S35 $
.

## 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 | 0920 | CWALL-WD/M | 0 | 100 | 0 | 0 | 100.00 | LF | 390.00 | 390.00 | 100 | 2025 | 2017 | | 70 | 27,300 | |
| 2 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 1,090.00 | SF | 40.00 | 40.00 | 100 | 2026 | 2025 | | 100 | 43,600 | |
| 3 | 0310 | AL GANG WY | 0 | 100 | 0 | 0 | 25.00 | LF | 115.00 | 115.00 | 100 | 2026 | 2025 | | 100 | 2,875 | |
| 4 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | 4.00 | UT | 1,000.00 | 1,000.00 | 100 | 2026 | 2025 | | 100 | 4,000 | |
| 5 | 0303 | FLT DOCK W | 0 | 100 | 20 | 10 | 200.00 | SF | 26.00 | 26.00 | 100 | 2026 | 2025 | | 100 | 5,200 | |
| 6 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2026 | 2025 | | 100 | 5,000 | |
| 7 | 0912 | SCRN RM G | 0 | 100 | 0 | 0 | 2,590.00 | SF | 21.00 | 21.00 | 100 | 2026 | 2025 | | 100 | 54,390 | |
| 8 | 0350 | CARPORT WD | 0 | 100 | 34 | 13 | 442.00 | SF | 13.00 | 13.00 | 100 | 2026 | 2025 | | 100 | 5,746 | |
| 9 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2026 | 2025 | | 100 | 2,000 | |
| 10 | 0322 | BOAT LFT L | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2026 | 2025 | | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 151,611

| 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 | 100 | 0006 | RSF-1 | 200.00 | 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