LOT 22
IN OR 2446/1826
PIRATES WOOD 1 UNR

**BRADDOCK KENNIE E LVG TRUST/BRADDOCK KENNIE EDWIN**
97427 BLACKBEARDS WAY
YULEE, FL 32097

**2026**

**43-3N-28-509A-0022-0000**

## BUILDING CHARACTERISTICS

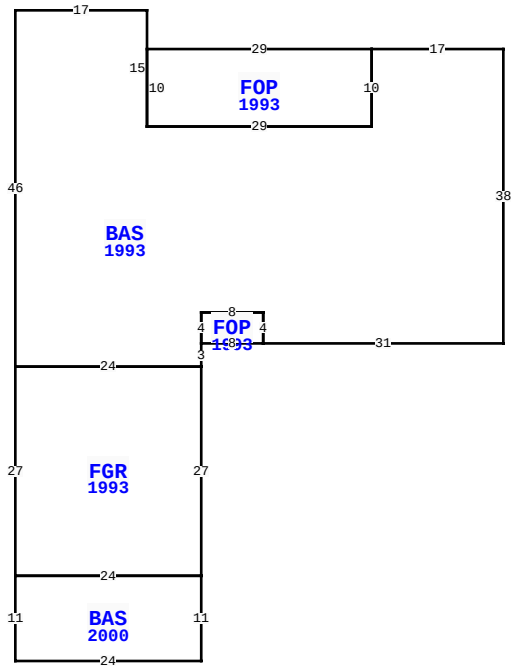
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 05 | ASPH TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| 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 | 2,229 | 100 | 1993 | 2,229 | 285,047 |
| BAS | 264 | 100 | 2000 | 264 | 33,761 |
| FGR | 648 | 55 | 1993 | 356 | 45,525 |
| FOP | 32 | 30 | 1993 | 10 | 1,279 |
| FOP | 290 | 30 | 1993 | 87 | 11,126 |
| TOTALS | 3,463 | | | 2,946 | 376,738 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,946 | 117.9465 | 163.95 | 482,997 | 1979 | 1999 | 0 | 0 | 0 | 22.00 | 78.00 |

1 SNGL FAM 100% - 1980 Heated Area: 2493 HX Base Yr 1980




97427 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 | | 376,738 |
| TOTAL MARKET OB/XF VALUE | | 7,984 |
| TOTAL LAND VALUE - MARKET | | 525,000 |
| TOTAL MARKET VALUE | | 909,722 |
| SOH/AGL Deduction | | 663,143 |
| ASSESSED VALUE | | 246,579 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 195,168 |
| TOTAL JUST VALUE | | 909,722 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 892,780 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2446/1826 | 3/23/2021 | SW | U | I | 11 | 100 |
| GRANTOR: BRADDOCK KENNIE EDWIN | | | | | | |
| GRANTEE: BRADDOCK KENNIE EDW | | | | | | |
| 2271/0509 | 4/28/2019 | QC | U | I | 11 | 100 |
| GRANTOR: CORBETT Z C | | | | | | |
| GRANTEE: BRADDOCK KENNIE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] W29 S10 E29 N10 $ S10 W29 N15 W17 S46 FGR=[YR=1993] S27 BAS=[YR=2000] S11 E24 N11 W24 $ E24 N27 W24 $ E24 N3 FOP=[YR=1993] E8 N4 W8 S4 $ N4 E8 S4 E31 N38 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1979 | 1979 | 3 | 40 | 1,400 | |
| 3 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 620.00 | SF | 40.00 | 40.00 | 100 | 1979 | 1979 | 3 | 20 | 4,960 | |
| 5 | 0311 | WD GANG WY | 0 | 100 | 0 | 0 | 20.00 | SF | 45.00 | 45.00 | 100 | 1979 | 1979 | 3 | 20 | 180 | |
| 6 | 0322 | BOAT LFT L | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 1979 | 1979 | 3 | 20 | 300 | |
| 7 | 0303 | FLT DOCK W | 0 | 100 | 21 | 8 | 168.00 | SF | 26.00 | 26.00 | 100 | 1979 | 1979 | 3 | 20 | 874 | |
| 8 | 0303 | FLT DOCK W | 0 | 100 | 13 | 4 | 52.00 | SF | 26.00 | 26.00 | 100 | 1979 | 1979 | 3 | 20 | 270 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,984

| 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 | 100.00 | 400.00 | 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