

LOT 24
IN OR 2542/1619
PIRATES WOOD 1 UNR

ROSS SPENCER W & JOHANNA ELIZABETH
97459 BLACKBEARDS WAY
YULEE, FL 32097

2026

43-3N-28-509A-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

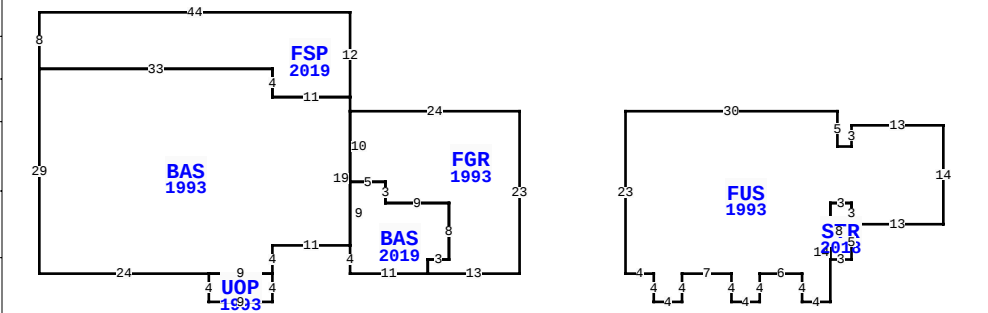
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1993	1,188	160,362
BAS	149	100	2019	149	20,113
FGR	403	55	1993	222	29,967
FSP	396	40	2019	158	21,328
FUS	926	100	1993	926	124,996
STR	24	10	2018	2	270
UOP	36	20	1993	7	945
TOTALS	3,122			2,652	357,980

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0310	AL GANG WY	0	100	0	0		20.00	LF 115.00
3	0317	DCK PLNG W	0	100	0	0		2.00	UT 1,000.00
4	0300	BOAT DCK W	1	100	0	0		1,072.00	SF 40.00
5	0322	BOAT LFT L	1	100	0	0		2.00	UT 1,500.00
6	0303	FLT DOCK W	1	100	30	10		300.00	SF 26.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100	0006	RSF	1100.00	400.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,652	121.7664	169.26	448,878	1978	1998	0	0	0	20.25	79.75
1 SNGL FAM			100% - 2023	Heated Area: 2263				HX Base Yr 2023				



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
97459 BLACKBEARDS WAY, YULEE			

TOTAL OB/XF									
50,896									

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		373,589	
TOTAL MARKET OB/XF VALUE		50,896	
TOTAL LAND VALUE - MARKET		525,000	
TOTAL MARKET VALUE		949,485	
SOH/AGL Deduction		318,137	
ASSESSED VALUE		631,348	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		579,937	
TOTAL JUST VALUE		949,485	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		932,694	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2107557	ROOF	17,000	06/10/2021
B2007586	STORM SHUTTERS	5,203	09/01/2020
E2003919	GENERATOR	0	05/01/2020
B1910669	FSP/DCK	9,699	10/09/2019
B1903636	ADDITION	94,500	04/11/2019
B017966	XFOB	6,100	02/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/1619	2/23/2022	WD	Q	I	01	840,000
GRANTOR: ZUCKER DANIEL & SHERY						
GRANTEE: ROSS SPENCER WORTH						
2228/0381	10/02/2018	WD	Q	I	01	475,000
GRANTOR: CARMA ROBINSON KERN L						
GRANTEE: ZUCKER DANIEL & SHE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W24 BAS=[YR=1993] N2 FSP=[YR=2019] N12 W44 S8 E33 S4 E11 \$ W11 N4 W33 S29 E24 UOP=[YR=1993] S4 E9 N4 W9\$ E9 N4 E11 BAS=[YR=2019] S4 E11 N2 E3 N8 W9 N3 W5 S9\$ N19\$ S10 E5 S3 E9 S8 W3 S2 E13 N23\$ PTR= E15 FUS=[YR=1993] E30 S5 E2 N3 E13 S14 W13 STR=[YR=2018] S5 W3 N8 E3 S3\$ N3 W3 S14 W4 N4 W6 S4 W4 N4 W7 S4 W4 N4 W4 N23\$ W15\$.									

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