

LOTS 25 & 26
IN OR 922/159
PIRATES WOODS #1 UNR

PEEPLS LIVING TRUST/PEEPLS LORETTA TRUSTEE
97018 BLACKBEARDS WAY
YULEE, FL 32097

2026

43-3N-28-509A-0025-0000



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

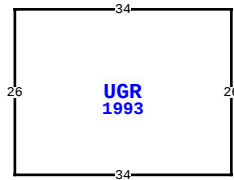
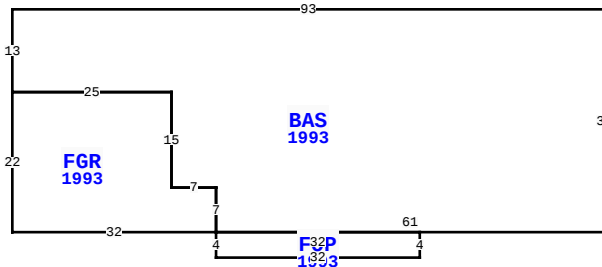
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,656	100	1993	2,656	310,038
FGR	599	55	1993	329	38,405
FOP	128	30	1993	38	4,435
UGR	884	45	1993	398	46,459
TOTALS	4,267			3,421	399,338

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0	100	19	0	1.00	UT	50,000.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	1242	WD DECK A	0	100	0	0	974.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	2.00

REVIEW DATE 01/01/2026 BY KB

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,421	109.7744	152.59	522,010	1977	1997	0	0
1 SNGL FAM 100% - 1978 Heated Area: 2656 HX Base Yr 1978									



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								399,338	
TOTAL MARKET OB/XF VALUE								45,708	
TOTAL LAND VALUE - MARKET								168,000	
TOTAL MARKET VALUE								613,046	
SOH/AGL Deduction								378,436	
ASSESSED VALUE								234,610	
TOTAL EXEMPTION VALUE								51,411	
BASE TAXABLE VALUE								183,199	
TOTAL JUST VALUE								613,046	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								575,309	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9805618	NEW CONSTR	137,409	12/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0922/0159	8/30/1999	WD	U	I	11	100
GRANTOR: PEEPLES WARREN & LORE						
GRANTEE: PEEPLES LIVING TRUS						
0232/0499	1/24/1977	WD	Q	V		10,500
GRANTOR: KENNEDY JOSEPHINE B &						
GRANTEE: PEEPLES WARREN G &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W93 S13 FGR=[YR=1993] S22 E32 N7 W7 N15 W25 \$ E25 S15 E7 S7 FOP=[YR=1993] S4 E32 N4W32\$ E61 N35\$ PTR=E15 UGR=[YR=1993] E34 S26 W34 N26\$ W15\$.									

TOTAL OB/XF									
97018 BLACKBEARDS WAY, YULEE									
45,708									

TOTAL OB/XF									
45,708									

Market: 0 Agricultural: 0 Common: 168,000

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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