LOT 44
IN OR 2280/1909
PIRATES WOOD #1 UNR

457 LIME DRIVE TRUST/LISCIO MARGARET TRUSTEE
97146 BLACKBEARDS WAY
YULEE, FL 32097

2026

43-3N-28-509A-0044-0000

BUILDING CHARACTERISTICS

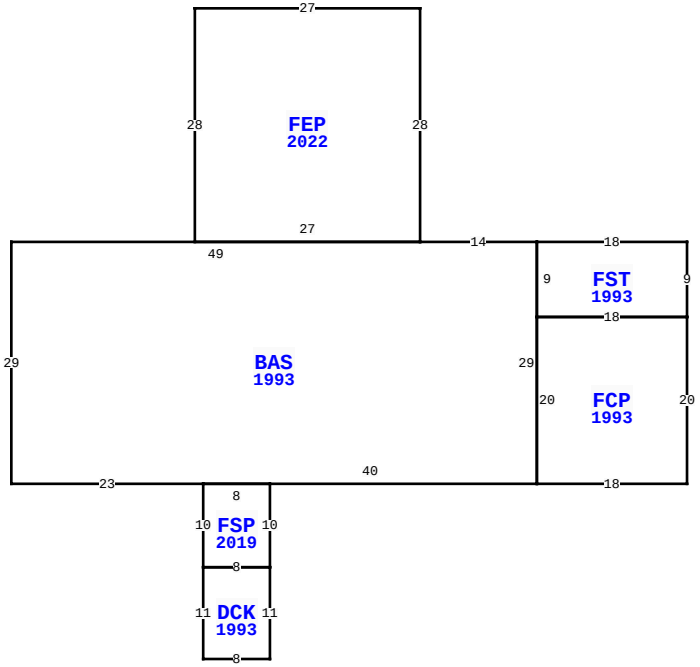
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,827	100	1993	1,827	214,633
DCK	88	10	1993	9	1,057
FCP	360	25	1993	90	10,573
FEP	756	80	2022	605	71,074
FSP	80	40	2019	32	3,759
FST	162	55	1993	89	10,455
TOTALS	3,273			2,652	311,552

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	100.3200	139.44	369,795	1981	1991	0	0	0	15.75	84.25

1 SNGL FAM 0% - 0 Heated Area: 1827 HX Base Yr



97146 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	311,552
TOTAL MARKET OB/XF VALUE	2,010
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	418,562
SOH/AGL Deduction	57,681
ASSESSED VALUE	360,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,881
TOTAL JUST VALUE	418,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003785	FLA ROOM	92,579	04/16/2019
B1802200	REPAIR/RRF	3,500	03/01/2018
2974	N/A	4,500	09/06/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1909	6/11/2019	QC	U	I	11	100
GRANTOR: LISCIO MARGARET & MIC						
GRANTEE: 457 LIME DRIVE TRUS						
2249/0075	1/15/2019	QC	U	I	11	100
GRANTOR: LISCIO MARGARET TRUST						
GRANTEE: LISCIO MARGARET & M						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W18 BAS=[YR=1993] W14 FEP=[YR=2022] N28 W27 S28 E27$ W49 S29 E23 FSP=[YR=2019] S10 DCK=[YR=1993] S11 E8 N11 W8 $ E8 N10 W8 $ E40 FCP=[YR=1993] E18 N20 W18 S20 $ N29 $ S9 E18 N9 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	
3	0820	WOOD WALK	0	0	0	0	100.00	SF	11.75	11.75	100	1992	1992	3	40	470	

LAND DESCRIPTION

TOTAL OB/XF 2,010

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	000100	C	RES	0	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS