LOT 52
IN OR 2687/301
PIRATES WOOD #1 UNR

KOHLER ROSS EUGENE
97352 BLACKBEARD'S WAY
YULEE, FL 32097

2026

43-3N-28-509A-0052-0000

BUILDING CHARACTERISTICS

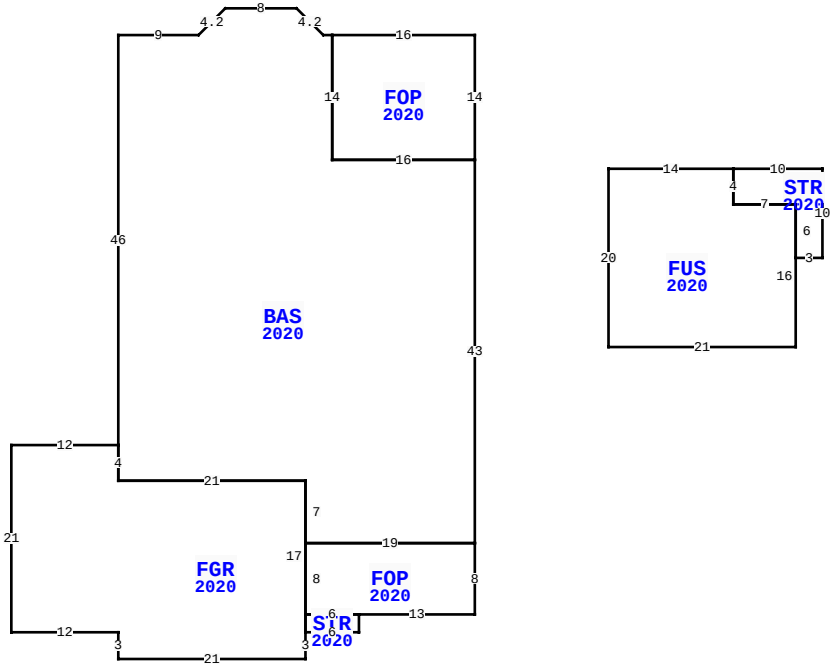
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 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	1,942	100	2020	1,942	342,721
FGR	672	55	2020	370	65,297
FOP	152	30	2020	46	8,118
FOP	224	30	2020	67	11,824
FUS	392	100	2020	392	69,179
STR	12	10	2020	1	176
STR	58	10	2020	6	1,058
TOTALS	3,452			2,824	498,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,824	108.4800	180.08	508,546	2020	2020	0	0	0	2.00	98.00

1 SFR CUST 100% - 2024 Heated Area: 2334 HX Base Yr 2024



97352 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		498,375
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		603,375
SOH/AGL Deduction		0
ASSESSED VALUE		603,375
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		551,964
TOTAL JUST VALUE		603,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2008334	CO ISSUED	0	12/29/2020
B2008334	NEW CONSTR	327,158	09/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/301	12/27/2023	SW	U	I	11	100
GRANTOR: KOHLER PROPERTY DEVEL						
GRANTEE: KOHLER ROSS EUGENE						
2145/1816	9/15/2017	WD	Q	V	01	67,000
GRANTOR: SPICER KATHLEEN E						
GRANTEE: KOHLER PROPERTY DEV						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W16 BAS=[YR=2020] W1 U3 L3 W8 D3 L3 W9 S46 FGR=[YR=2020] W12 S21 E12 S3 E21 N3 STR=[YR=2020] E6 N2 FOP=[YR=2020] E13 N8 W19 S8 E6$ W6 S2$ N17 W21 N4$ S4 E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR= E15 S15 FUS=[YR=2020] E14 STR=[YR=2020] E10 S10 W3 N6 W7 N4$ S4 E7 S16 W21 N20$ N15 W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	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