

LOT 53
IN OR 1611/512
PIRATES WOOD 1 UNR

MELLIN SCOTT
97376 BLACKBEARD'S WAY
YULEE, FL 32097

2026

43-3N-28-509A-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4032.00
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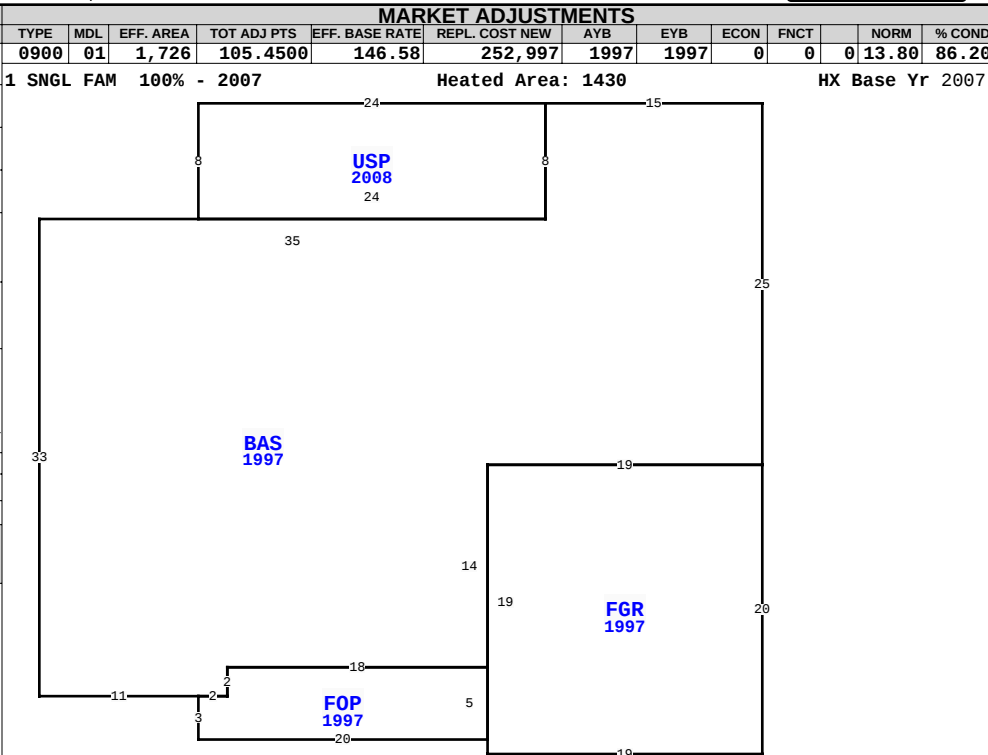
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100	1997	1,430	180,683
FGR	380	55	1997	209	26,407
FOP	96	30	1997	29	3,664
USP	192	30	2008	58	7,329

TOTALS	2,098			1,726	218,083
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	15	0	1.00	UT	50,000.00
5	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00

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	1.00

REVIEW DATE	01/01/2026	BY	KB
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97376 BLACKBEARDS WAY, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF									
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	1.00

Total Acres: 0.00	Total Land Value: 105,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					218,083				
TOTAL MARKET OB/XF VALUE					52,895				
TOTAL LAND VALUE - MARKET					105,000				
TOTAL MARKET VALUE					375,978				
SOH/AGL Deduction					205,272				
ASSESSED VALUE					170,706				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					119,295				
TOTAL JUST VALUE					375,978				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					349,779				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20927	ADDITION	5,068	01/01/2008
973992	SWIM POOL	9,500	06/01/1997
973642	NEW CONSTR	53,910	03/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1611/0512	3/12/2009	QC	U	I	30	100	
GRANTOR: MELLIN SCOTT & LORI A							
GRANTEE: MELLIN SCOTT							
1425/0293	6/30/2006	WD	Q	I		255,000	
GRANTOR: KEITH SEAN DAVID							
GRANTEE: MELLIN SCOTT & LORI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W15 USP=[YR=2008] W24 S8 E24 N8\$ S8 W35 S33 E11									
FOP=[YR=1997] S3 E20 FGR=[YR=1997] S1 E19 N20 W19 S19 \$ N5									
W18 S2 W2\$ E2 N2 E18 N14 E19 N25\$.									