LOT 56 & S-1 OF LOT 55
IN OR 2852/753
PIRATES WOOD 1 UNR

DUNN BRIAN/TAYLOR JENNIFER
97428 BLACKBEARDS WAY
YULEE, FL 32097

2026

43-3N-28-509A-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

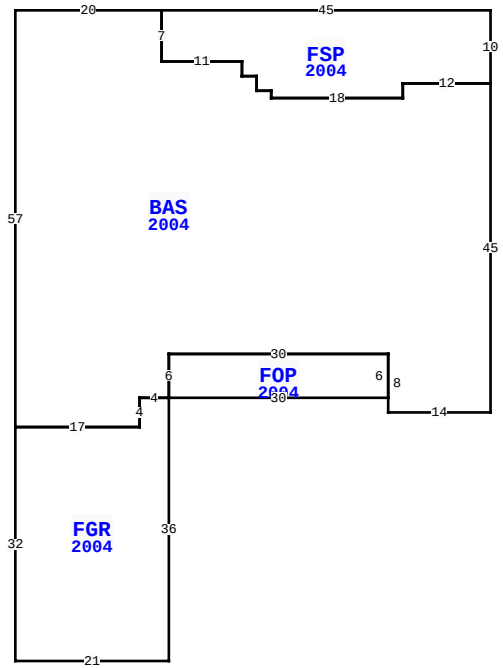
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,908	100	2004	2,908	385,751
FGR	688	55	2004	378	50,142
FOP	180	30	2004	54	7,163
FSP	453	40	2004	181	24,010
TOTALS	4,229			3,521	467,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,521	94.8510	157.45	554,381	2004	2004	0	0	0	15.75	84.25

1 SFR CUST 0% - 0 Heated Area: 2908 HX Base Yr



97428 BLACKBEARDS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	467,066
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	572,066
SOH/AGL Deduction	0
ASSESSED VALUE	572,066
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	572,066
TOTAL JUST VALUE	572,066
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	568,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1906384	REPAIR/RRF	0	06/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2852/753	2/27/2026	WD	Q	I	01	675,000
GRANTOR: MELLIES ERIC LEE JR						
GRANTEE: DUNN BRIAN						
2505/0965	10/15/2021	WD	Q	I	01	537,500
GRANTOR: YOUNG MICHAEL W						
GRANTEE: MELLIES ERIC LEE JR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W45 BAS=[YR=2004] W20 S57 FGR=[YR=2004] S32 E21 N36 W4 S4 W17$ E17 N4 E4 FOP=[YR=2004] E30 N6 W30 S6$ N6 E30 S8 E14 N45 W12 S2 W18 N1 W2 N2 W2 N2 W11 N7$ S7 E11 S2 E2 S2 E2 S1 E18 N2 E12 N10$.

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	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