LOT 58
IN OR 812 PG 309
PIRATES WOOD 1 UNR

BONNIE OAKS LLC
453 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

43-3N-28-509A-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

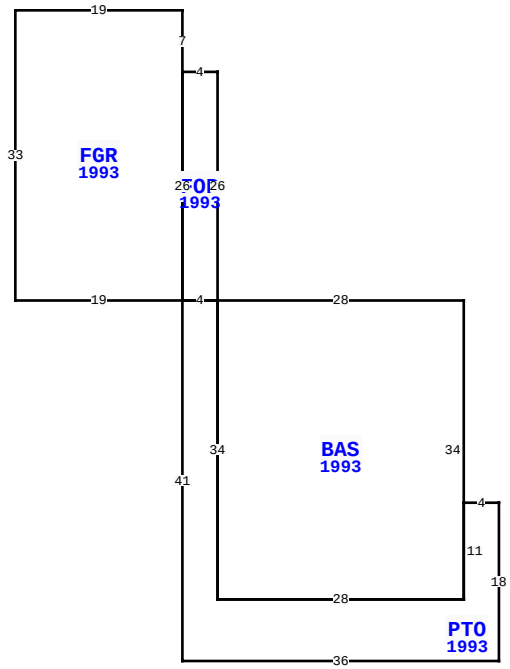
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	1993	952	116,410
FGR	627	55	1993	345	42,186
FOP	104	30	1993	31	3,791
PTO	432	5	1993	22	2,691
TOTALS	2,115			1,350	165,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,350	104.7280	145.57	196,520	1970	1990	0	0	0	16.00	84.00

1 SNGL FAM 0% - 0 Heated Area: 952 HX Base Yr



97460 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	165,077
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	270,077
SOH/AGL Deduction	70,041
ASSESSED VALUE	200,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,036
TOTAL JUST VALUE	270,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7129	REPAIR/RRF	1,520	04/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2849/0055	2/16/2026	WD	U	I	11	100
GRANTOR: KENDRICK LARRY D & PE						
GRANTEE: BONNIE OAKS LLC						
0812/0309	11/03/1997	WD	Q	I	05	51,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: KENDRICK LARRY & PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FOP=[YR=1993] N26 W4 FGR=[YR=1993] N7 W19 S33 E19 PTO=[YR=1993] S41 E36 N18 W4 S11 W28 N34 W4 $ N26 $ S26 E4 $ S34 E28 N34 $.

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