PT LOT 59
IN OR 2393/1428
PIRATES WOOD 1 UNR

CLEMMER TERESA L
97484 BLACKBEARDS WAY
YULEE, FL 32097

2026

43-3N-28-509A-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

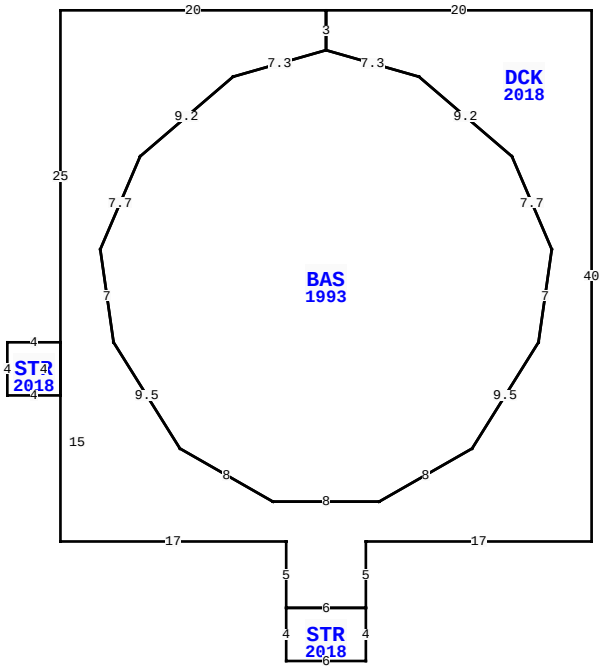
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	178,036
DCK	766	10	2018	77	15,866
STR	16	10	2018	2	413
STR	24	10	2018	2	413
TOTALS	1,670			945	194,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	945	155.2320	215.77	203,903	1969	2015	0	0	0	4.50	95.50

1 SNGL FAM 0% - 0 Heated Area: 864 HX Base Yr



97484 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	194,727
TOTAL MARKET OB/XF VALUE	722
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	300,449
SOH/AGL Deduction	55,726
ASSESSED VALUE	244,723
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,723
TOTAL JUST VALUE	300,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2009111	CHNGE SRVC	0	10/01/2020
B23688	REPAIR/RRF	2,200	06/01/2010
B22608	REMODEL	4,198	06/01/2009
B22416	REMODEL	4,895	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/1428	9/15/2020	WD	Q	I	01	205,000
GRANTOR: FOX SAWYER R						
GRANTEE: CLEMMER TERESA L						
2223/0105	9/10/2018	WD	Q	I	01	170,000
GRANTOR: SCHAFFER LOGAN & DARL						
GRANTEE: FOX SAWYER R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] L7 D2 D6 L7 D7 L3 D7 R1 D8 R5 D4 R7 E8 R7 U4 U8 R5 U7 R1 U7 L3 U6 L7 L7 U2 $
DCK=[YR=2018] N3 W20 S25 STR=[YR=2018] W4 S4 E4 N4$ S15 E17 S5 STR=[YR=2018] S4 E6 N4 W6$ E6 N5 E17 N40 W20 S3 R7 D2 D6 R7 D7 R3 D7 L1 D8 L5 D4 L7 W8 L7 U4 U8 L5 U7 L1 U7 R3 U6 R7 U2 R7 $.

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
1	0351	CARPORT MT	0	0	19	19	361.00	SF	10.00	10.00	100	2004	2004	3	20	722	

LAND DESCRIPTION

TOTAL OB/XF 722

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