LOT 61
IN OR 2307/1472
PIRATES WOOD 1 UNR

STODDARD ALBERT A III
97495 BLACKBEARDS WAY
YULEE, FL 32097

2026

43-3N-28-509A-0061-0000

BUILDING CHARACTERISTICS

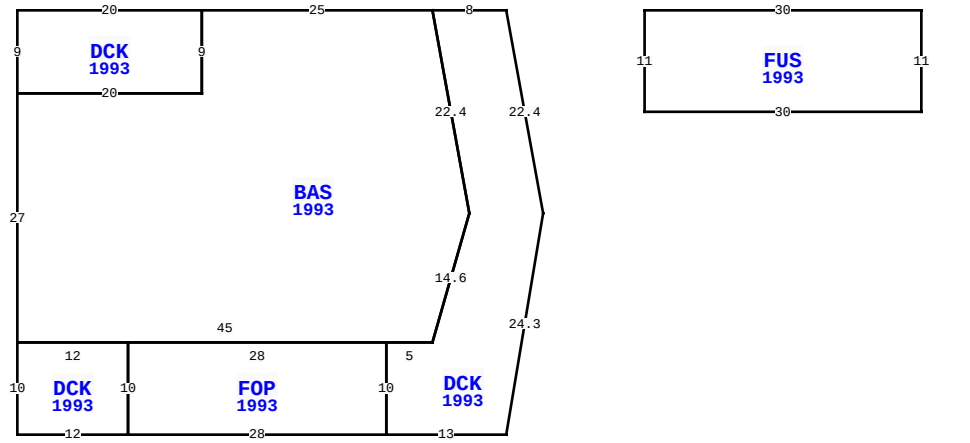
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,512	100	1993	1,512	200,084
DCK	120	10	1993	12	1,588
DCK	180	10	1993	18	2,382
DCK	438	10	1993	44	5,822
FOP	280	30	1993	84	11,116
FUS	330	100	1993	330	43,669
TOTALS	2,860			2,000	264,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,000	114.0132	158.48	316,960	1972	1992	0	0	0	16.50	83.50

1 SNGL FAM 100% - 2023 Heated Area: 1842 HX Base Yr 2023



97495 BLACKBEARDS WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		324,859
TOTAL MARKET OB/XF VALUE		9,530
TOTAL LAND VALUE - MARKET		525,000
TOTAL MARKET VALUE		859,389
SOH/AGL Deduction		213,600
ASSESSED VALUE		645,789
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		594,378
TOTAL JUST VALUE		859,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		845,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3615	N/A	18,814	09/15/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/1472	9/24/2019	WD	U	I	11	100
GRANTOR: STODDARD ALBERT A & P						
GRANTEE: STODDARD ALBERT A I						
0094/0510	1/01/1969	TA	Q	V		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W8 BAS=[YR=1993] W25 DCK=[YR=1993] W20 S9 E20 N9$ S9 W20 S27 DCK=[YR=1993] S10 E12 FOP=[YR=1993] E28 N10 W28 S10 $ N10 W12 $ E45 U14 R4 U22 L4 $ R4 D22 D14 L4 W5 S10 E13 R4 U24 U22 L4 $ PTR= E15 FUS=[YR=1993] E30 S11 W30 N11 $ 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
2	0350	CARPORT WD	0	100	10	10	100.00	SF	13.00	13.00	100	1985	1985	3	20	260	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
6	0300	BOAT DCK W	0	100	0	0	750.00	SF	40.00	40.00	100	1990	1990	3	20	6,000	
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	1990	1990	3	20	460	
8	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	1990	1990	3	20	1,040	
9	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1990	1990	3	20	300	

LAND DESCRIPTION

TOTAL OB/XF 9,530

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	000131	C	RES CREEK	100	0006	RSF-1	81.00	0.00	1.00	LT		1.00	1.00	1.00	525,000.00	525,000.00	525,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 07/09/2026 BY SYS

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Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
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

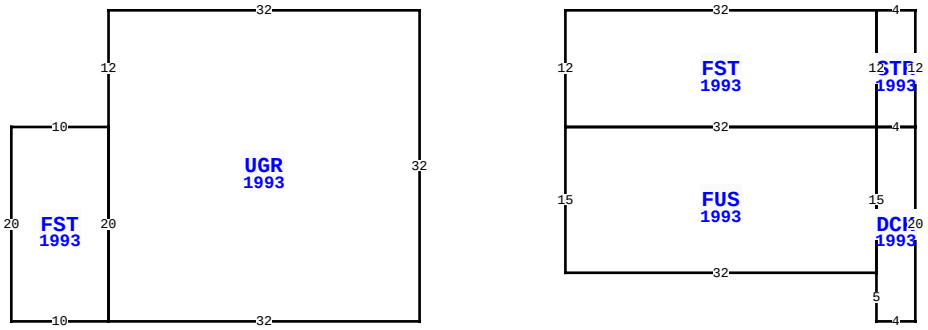
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
DCK	80	10	1993	8	378
FST	200	55	1993	110	5,194
FST	384	55	1993	211	9,962
FUS	480	100	1993	480	22,662
STR	48	10	1993	5	236
UGR	1,024	45	1993	461	21,766
TOTALS	2,216			1,275	60,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,275	104.7280	58.65	74,779	1986	1986	0	0	0	19.50	80.50

2 ACCESORY U 100% - 2023 Heated Area: 480 HX Base Yr 2023



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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W32 S12 FST=[YR=1993] W10 S20 E10 N20 $ S20 E32 N32 $ PTR= E15 FST=[YR=1993] E32 STR=[YR=1993] E4 S12 DCK=[YR=1993] S20 W4 N5 FUS=[YR=1993] W32 N15 E32 S15$ N15 E4$ W4 N12$ S12 W32 N12$ W15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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