

904-491-7300

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A. Michael Hickox
Nassau County Property Appraiser

1.33 AC

57,934 #

\$4.02 #

\$175,263 AC.

Parcel Report**Parcel ID****Owner Information****Results**

43-3N-28-0000-0005-0000

BOYETT REPPERD M & SALENA
C

97081 IRIS LANE

Mailing Address

YULEE, FL 32097

Site Address97081 IRIS LN
YULEE
32097**Previous Site Address (If
Changed by 911)**

3423 IRIS LN

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

1.33

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

None

Value & Sales Report**Results****Land Value**

\$233,100.00

Value of land

Building Value

\$104,177.00

Value of all improvement on the land

Misc. Value

\$21,269.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$358,546.00

The Just, or Market Value, for tax purposes

Assessed Value

\$205,795.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date	Price
19931006	\$146,000.00
19811001	\$26,400.00

Vacant?	Qual
N	Q
Y	Q

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District

Note: (Must be verified with City of Fernandina)

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A. Michael Hickox
Nassau County Property Appraiser

11
1.56 AC

67,953 #

\$3.80 #

\$165,576 AC.

Parcel Report**Parcel ID****Owner Information****Results**

43-3N-28-0000-0003-0000

PLATT MORDAUONT B & JANICE
A

97042 DANIEL LANE

Mailing Address

YULEE, FL 32097

Site Address97002 DANIEL LN
YULEE
32097**Previous Site Address (If
Changed by 911)**

3461 DANIEL LN

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

1.56

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

None

Value & Sales Report**Results****Land Value**

\$258,300.00

Value of land

Building Value

\$68,959.00

Value of all improvement on the land

Misc. Value

\$25,435.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$352,694.00

The Just, or Market Value, for tax purposes

Assessed Value

\$237,960.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date	Price
20040226	\$550,000.00
19690101	\$2,200.00

Vacant?N
N**Qual**Q
U**Land Use Report****Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District

Note: (Must be verified with City of Fernandina)

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A. Michael Hickox
Nassau County Property Appraiser

1.26 AC.

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-0000-0003-0010
GERMANO RICHARD R
97275 BLACKBEARDS WAY

54,885 \$

\$ 4.36 \$

Mailing Address

YULEE, FL 32097

\$190,000 AC.

Site Address

97042 DANIEL LN
YULEE
32097

**Previous Site Address (If
Changed by 911)**

3459 DANIEL LN

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

1.26

Property Use Code

000000

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

None

Value & Sales Report**Results****Land Value**

\$239,400.00

Value of land

Building Value

\$0.00

Value of all improvement on the land

Misc. Value

\$0.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$239,400.00

The Just, or Market Value, for tax purposes

Assessed Value

\$179,506.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date
20050706

Price
\$660,000.00

Vacant?
N

Qual
Q

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina Beach)

Note: (Must be verified with City of Fernandina)

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A. Michael Hickox
Nassau County Property Appraiser

7.69 AC

73,616 #

\$2.60 AC.

\$113,165 AC.

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-0000-0002-0020
LEARY MICHAEL J & CYNTHIA L

97073 DANIEL LANE

Mailing Address

YULEE, FL 32097

Site Address

97073 DANIEL LN
YULEE
32097

**Previous Site Address (If
Changed by 911)**

3463 DANIEL LN

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

1.69

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

None

Value & Sales Report**Results****Land Value**

\$191,250.00

Value of land

Building Value

\$51,499.00

Value of all improvement on the land

Misc. Value

\$3,742.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$246,491.00

The Just, or Market Value, for tax purposes

Assessed Value

\$104,988.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date
19790301

Price
\$5,000.00

Vacant?
Y

Qual
U

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina Beach)

Note: (Must be verified with City of Fernandina)

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A. Michael Hickox
Nassau County Property Appraiser

1.70 AC

74,052 #

* 3.45 #

\$ 148,345 AC.

Parcel Report**Parcel ID****Owner Information****Results**

43-3N-28-0000-0002-0060

BROGDON JAMES ARLIE & JAN L

97107 DANIEL LANE

Mailing Address

YULEE, FL 32097

Site Address97107 DANIEL LN
YULEE
32097**Previous Site Address (If
Changed by 911)**

3479 DANIEL LN

Deed Acre

1.70

**Approximate Acres (GIS
Calculated)**

1.72

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

None

Value & Sales Report**Results****Land Value**

\$255,150.00

Value of land

Building Value

\$102,864.00

Value of all improvement on the land

Misc. Value

\$12,432.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$370,446.00

The Just, or Market Value, for tax purposes

Assessed Value

\$192,226.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales InformationDate
19840201Price
\$37,000.00Vacant?
YQual
Q**Land Use Report****Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**Note: (Must be verified with City of Fernandina
Beach)

Note: (Must be verified with City of Fernandina)

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A. Michael Hickox
Nassau County Property Appraiser

1.43 AC.

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-0000-0002-0040
MCFADDEN CYNTHIA L
315 DUCAN SPRINGS RD

62,290 #

\$3.57 #

Mailing Address

ATHENS, GA 306064807

\$155,769 AC.

Site Address

97117 DANIEL LN
YULEE
32097

**Previous Site Address (If
Changed by 911)**

3495 DANIEL LN

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

1.43

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

None

Value & Sales Report**Results****Land Value**

\$222,750.00

Value of land

Building Value

\$58,271.00

Value of all improvement on the land

Misc. Value

\$5,336.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$286,357.00

The Just, or Market Value, for tax purposes

Assessed Value

\$252,271.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date	Price
20000307	\$43,000.00
19900815	\$120,000.00

Vacant?

N
N

Qual

U
Q

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina
Beach)

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A. Michael Hickox
Nassau County Property Appraiser

2.28 AC.

99,316 #

3.62

157,895 AC.

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-509A-0001-0000
MAULDIN JOAN L CO-TRUSTEE

OF JOAN LEE MAULDIN TRUST &
GRADY MAULDIN JR FAMILY
TRUST

Mailing Address

97009 BLACKBEARD WAY
YULEE, FL 32097

Site Address

97009 BLACKBEARDS WAY
YULEE
32097

**Previous Site Address (If
Changed by 911)**

3501 BLACKBEARDS WAY

Deed Acre

2.28

**Approximate Acres (GIS
Calculated)**

2.28

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$360,000.00

Value of land

Building Value

\$81,535.00

Value of all improvement on the land

Misc. Value

\$4,730.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$446,265.00

The Just, or Market Value, for tax purposes

Assessed Value

\$174,307.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date

Price

Vacant?

Qual

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina
Beach)

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A. Michael Hickox
Nassau County Property Appraiser

1.12 AC

48,787 sq

\$3.08 sq

\$133,929 AC

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-509A-0003-0000
JOHN D L
97055 BLACKBEARDS WAY

Mailing Address

YULEE, FL 32097

Site Address

97055 BLACKBEARDS WAY
YULEE
32097

**Previous Site Address (If
Changed by 911)**

3525 BLACKBEARDS WAY

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

1.12

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$150,000.00

Value of land

Building Value

\$95,681.00

Value of all improvement on the land

Misc. Value

\$10,017.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$255,698.00

The Just, or Market Value, for tax purposes

Assessed Value

\$173,931.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date

Price

Vacant?

Qual

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina Beach)

Historic District

No

Note: (Must be verified with City of Fernandina Beach)

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A. Michael Hickox
Nassau County Property Appraiser

1.07 AC

46,609 \$

\$ 3.22 \$

\$ 140,187 AC.

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-509A-0004-0000
WONG KENNY C K & LORETTA
97075 BLACKBEARDS WAY

Mailing Address

YULEE, FL 32097

Site Address

97075 BLACKBEARDS WAY
YULEE
32097

**Previous Site Address (If
Changed by 911)**

3521 BLACKBEARDS WAY

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

1.07

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$150,000.00

Value of land

Building Value

\$121,044.00

Value of all improvement on the land

Misc. Value

\$8,659.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$279,703.00

The Just, or Market Value, for tax purposes

Assessed Value

\$209,241.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date
19700101

Price
\$8,100.00

Vacant?
Y

Qual
U

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina Beach)

Note: (Must be verified with City of Fernandina)

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A. Michael Hickox
Nassau County Property Appraiser

.94 AC.

40,946 #

3.66 #

* 159,574 AC

Parcel Report**Parcel ID****Owner Information****Results**

43-3N-28-509A-0005-0000

MCHUGH JOHN &

STUTER BARBRA (JT/RS)
97093 BLACKBEARDS WAY**Mailing Address**

YULEE, FL 32097

Site Address97093 BLACKBEARDS WAY
YULEE
32097**Previous Site Address (If
Changed by 911)**

3539 BLACKBEARDS WAY

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

0.94

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$150,000.00

Value of land

Building Value

\$152,678.00

Value of all improvement on the land

Misc. Value

\$5,746.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$308,424.00

The Just, or Market Value, for tax purposes

Assessed Value

\$308,424.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales InformationDate
20150102Price
\$389,000.00Vacant?
NQual
Q**Land Use Report****Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**Note: (Must be verified with City of Fernandina
Beach)

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A. Michael Hickox
Nassau County Property Appraiser

.79 Ac

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-509A-0007-0000
BRADBERRY VICTOR A & LUCY D

34,412 *

4.36 *

Mailing Address

97129 BLACKBEARDS WAY

*189,873 Ac

YULEE, FL 32097

Site Address

97129 BLACKBEARDS WAY
YULEE
32097

**Previous Site Address (If
Changed by 911)**

3557 BLACKBEARDS WAY

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

0.79

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$150,000.00

Value of land

Building Value

\$110,517.00

Value of all improvement on the land

Misc. Value

\$11,072.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$271,589.00

The Just, or Market Value, for tax purposes

Assessed Value

\$271,589.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date
20091215

Price
\$465,000.00

Vacant?
N

Qual
Q

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina Beach)

Note: (Must be verified with City of Fernandina)

904-491-7300

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A. Michael Hickox
Nassau County Property Appraiser

175 AC.

32,670 #

4.59 #

* 200,000 AC.

Parcel Report**Parcel ID****Owner Information****Results**

43-3N-28-509A-0008-0000

SEVCECH RICHARD L & JANICE
H

97145 BLACKBEARDS WAY

Mailing Address

YULEE, FL 32097

Site Address97145 BLACKBEARDS WAY
YULEE
32097**Previous Site Address (if
Changed by 911)**

3569 BLACKBEARDS WAY (NMR)

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

0.75

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$150,000.00

Value of land

Building Value

\$76,713.00

Value of all improvement on the land

Misc. Value

\$5,859.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$232,572.00

The Just, or Market Value, for tax purposes

Assessed Value

\$232,572.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date	Price	Vacant?	Qual
20131025	\$258,000.00	N	Q
19940512	\$74,300.00	N	U

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District

Note: (Must be verified with City of Femandina)

904-491-7300



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A. Michael Hickox
Nassau County Property Appraiser

.79 AC.

34,412 #

\$4.36 #

\$189,873 AC

Parcel Report**Parcel ID****Owner Information****Results**

43-3N-28-509A-0007-0000

BRADBERRY VICTOR A & LUCY D

97129 BLACKBEARDS WAY

Mailing Address

YULEE, FL 32097

Site Address97129 BLACKBEARDS WAY
YULEE
32097**Previous Site Address (If
Changed by 911)**

3557 BLACKBEARDS WAY

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

0.79

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$150,000.00

Value of land

Building Value

\$110,517.00

Value of all improvement on the land

Misc. Value

\$11,072.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$271,589.00

The Just, or Market Value, for tax purposes

Assessed Value

\$271,589.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date
20091215

Price
\$465,000.00

Vacant?
N

Qual
Q

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina Beach)

Note: (Must be verified with City of Fernandina)

904-491-7300



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A. Michael Hickox
Nassau County Property Appraiser

1.74 AC.

32,234 #

\$6.98 #

\$304,054 AC

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-509A-0009-0000
NAIL FRANKIE J
97159 BLACKBEARDS WAY

Mailing Address

YULEE, FL 32097

Site Address

97159 BLACKBEARDS WAY
YULEE
32097

**Previous Site Address (If
Changed by 911)**

3575 BLACKBEARDS WAY

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

0.74

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$225,000.00

Value of land

Building Value

\$110,541.00

Value of all improvement on the land

Misc. Value

\$11,353.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$346,894.00

The Just, or Market Value, for tax purposes

Assessed Value

\$157,936.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date
19821201

Price
\$9,000.00

Vacant?
N

Qual
U

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina Beach)

Note: (Must be verified with City of Fernandina)

904-491-7300

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A. Michael Hickox
Nassau County Property Appraiser

.86 AC

37,467.16 sq ft

\$4.00/sq ft

\$174,418 AC.

Parcel Report**Parcel ID****Owner Information****Results**

43-3N-28-509A-0006-0000

BEBERMAN MIRIAM MOONEY &

MOONEY JAMES EDWARD
(JTROS)

97117 BLACKBEARD'S WAY

Mailing Address

YULEE, FL 32097

Site Address97117 BLACKBEARDS WAY
YULEE
32097**Previous Site Address (If
Changed by 911)**

3553 BLACKBEARDS WAY

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

0.86

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$150,000.00

Value of land

Building Value

\$100,737.00

Value of all improvement on the land

Misc. Value

\$11,775.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$262,512.00

The Just, or Market Value, for tax purposes

Assessed Value

\$211,506.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information**Date**
19931013**Price**
\$60,000.00**Vacant?**
Y**Qual**
Q**Land Use Report****Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District

Note: (Must be verified with City of Fernandina)

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A. Michael Hickox
Nassau County Property Appraiser

r. 93 AC

40,510 #

\$ 6.17 #

\$ 268,817 AC.

Parcel Report

Parcel ID

Owner Information

Results

43-3N-28-509A-0013-0000

NELSON ALBERT F &

BRENDA N WALLER (JTROS)
97245 BLACKBEARDS WAY**Mailing Address**

YULEE, FL 32097

Site Address97245 BLACKBEARDS WAY
YULEE
32097Previous Site Address (If
Changed by 911)

NEW SITE - LOT 13

Deed Acre

0.00

Approximate Acres (GIS
Calculated)

0.93

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract

MLS Zone

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results**

Land Value

\$250,000.00

Value of land

Building Value

\$147,537.00

Value of all improvement on the land

Misc. Value

\$23,975.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$421,512.00

The Just, or Market Value, for tax purposes

Assessed Value

\$401,637.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date

Price

Vacant?

Qual

Land Use Report**Results**

Zoning

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District

Community Redevelopment Area No

Note: (Must be verified with City of Fernandina
Beach)

Note: (Must be verified with City of Fernandina)

904-491-7300

www.NassauFLPA.com

26



A. Michael Hickox
Nassau County Property Appraiser

1.43 Ac.

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-509A-0014-0000
RAULERSON WADE
3300 TWIN LAKE ROAD

62,290 sq ft

\$4.01/sq ft

Mailing Address

BLACKSHEAR, GA 31516

\$174,825 AC.

Site Address

97261 BLACKBEARDS WAY
YULEE
32097

**Previous Site Address (If
Changed by 911)**

3625 BLACKBEARDS WAY (NMR)

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

1.43

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results**

Land Value
Building Value
Misc. Value
Just Value (Market Value)
Assessed Value
Taxable Value
Sales Information

\$250,000.00
\$107,209.00
\$16,749.00
\$373,958.00
\$373,958.00

Value of land
Value of all improvement on the land
Any extra features to the land and/or building(s)
The Just, or Market Value, for tax purposes
Market Value minus assessment limits
Assessed Value minus any Exemptions

Date
19750101

Price
\$15,000.00

Vacant?
N

Qual
Q

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina Beach)

Note: (Must be verified with City of Fernandina)

904-491-7300

www.NassauFLPA.com

27



A. Michael Hickox
Nassau County Property Appraiser

Parcel Report

Parcel ID

Owner Information

Results

43-3N-28-509A-0015-0000

GERMANO RICHARD R

1.28 Acres

C/O 1997 SOUTH FLETCHER
AVENUE

55,756 #

\$ 4.48 #

Mailing Address

FERNANDINA BEACH, FL 32034

\$ 195,312 AC.

Site Address97275 BLACKBEARDS WAY
YULEE
32097Previous Site Address (If
Changed by 911)

3637 BLACKBEARDS WAY

Deed Acre

0.00

Approximate Acres (GIS
Calculated)

1.28

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract

MLS Zone

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results**

Land Value

\$250,000.00

Value of land

Building Value

\$156,831.00

Value of all improvement on the land

Misc. Value

\$10,620.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$417,451.00

The Just, or Market Value, for tax purposes

Assessed Value

\$358,364.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date
19970225
19800601

Price
\$160,000.00
\$19,500.00

Vacant?
N
Y

Qual
Q
Q

Land Use Report**Results**

Zoning

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District

Note: (Must be verified with City of Fernandina)

904-491-7300

www.NassauFLPA.com

28



A. Michael Hickox
Nassau County Property Appraiser

1.19 AC

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-509A-0016-0000
JAMES CURTIS A & ANNA
97315 BLACKBEARDS WAY

51,836 #

\$ 4.82 #

Mailing Address

YULEE, FL 32097

\$ 210,084 AC

Site Address

97315 BLACKBEARDS WAY
YULEE
32097

**Previous Site Address (If
Changed by 911)**

3649 BLACKBEARDS WAY (NMR)

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

1.19

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results**

Land Value
Building Value
Misc. Value
Just Value (Market Value)
Assessed Value
Taxable Value

\$250,000.00
\$93,324.00
\$18,996.00
\$362,320.00
\$320,413.00

Value of land
Value of all improvement on the land
Any extra features to the land and/or building(s)
The Just, or Market Value, for tax purposes
Market Value minus assessment limits
Assessed Value minus any Exemptions

Sales Information

Date
20021011

Price
\$203,700.00

Vacant?
Y

Qual
Q

Land Use Report**Results****Zoning**

RS 1

Future Land Use

MEDIUM DENSITY

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with Municipality)
Note: (Must be verified with Municipality)

Note: (Must be verified with City of Fernandina
Beach)

Note: (Must be verified with City of Fernandina)

904-491-7300

www.NassauFLPA.com

29



A. Michael Hickox
Nassau County Property Appraiser

1.28 Ac.

55,756 \$

\$4.48 \$

195,312 Ac.

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-509A-0017-0000
WELLS GENE W

Mailing Address

97339 BLACKBEARDS WAY

YULEE, FL 32097

Site Address

97339 BLACKBEARDS WAY
YULEE
32097

**Previous Site Address (If
Changed by 911)**

3661 BLACKBEARDS WAY

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

1.28

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$250,000.00

Value of land

Building Value

\$96,404.00

Value of all improvement on the land

Misc. Value

\$5,750.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$352,154.00

The Just, or Market Value, for tax purposes

Assessed Value

\$307,697.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date

Price

Vacant?

Qual

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area** No

Note: (Must be verified with City of Fernandina Beach)

Historic District

No

Note: (Must be verified with City of Fernandina Beach)

904-491-7300

www.NassauFLPA.com

30



A. Michael Hickox
Nassau County Property Appraiser

1.23 AC,

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-509A-0018-0000
KOHLER MICHAEL & LEIGH
862507 N HAMPTON CLUB WAY

53,578 sq ft
\$ 4.66 / sq ft

Mailing Address

FERNANDINA BEACH, FL 32034

\$ 263,250 AC

Site Address

97357 BLACKBEARDS WAY
YULEE
32097

**Previous Site Address (If
Changed by 911)**

NEW SITE - LOT 18

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

1.23

Property Use Code

000000

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$250,000.00

Value of land

Building Value

\$0.00

Value of all improvement on the land

Misc. Value

\$0.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$250,000.00

The Just, or Market Value, for tax purposes

Assessed Value

\$250,000.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date	Price
20130531	\$325,000.00
19960201	\$80,000.00

Vacant?	Qual
Y	Q
Y	Q

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina Beach)

904-491-7300

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31



A. Michael Hickox
Nassau County Property Appraiser

2.12 AC

92,347 #

\$4.33 #

\$188,679 AC.

Parcel Report**Parcel ID****Owner Information****Results**

43-3N-28-509A-0020-0000

WHITE WESLEY F & PATRICIA F

97393 BLACKBEARDS WAY

Mailing Address

YULEE, FL 32097

Site Address97393 BLACKBEARDS WAY
YULEE
32097**Previous Site Address (if
Changed by 911)**

3687 BLACKBEARDS WAY

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

2.12

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$400,000.00

Value of land

Building Value

\$143,387.00

Value of all improvement on the land

Misc. Value

\$16,719.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$560,106.00

The Just, or Market Value, for tax purposes

Assessed Value

\$522,420.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date	Price	Vacant?	Qual
20040419	\$800,000.00	N	U
19940607	\$200,000.00	N	Q

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina Beach)

904-491-7300

www.NassauFLPA.com

32



A. Michael Hickox
Nassau County Property Appraiser

.97 AC

43,253.38

5.917

257,732 AC.

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-509A-0022-0000
BRADDOCK KENNIE E &
Z C CORBETT (H&W)
97427 BLACKBEARDS WAY

Mailing Address

YULEE, FL 32097

Site Address

97427 BLACKBEARDS WAY
YULEE
32097

**Previous Site Address (If
Changed by 911)**

3705 BLACKBEARDS WAY

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

0.97

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$250,000.00

Value of land

Building Value

\$108,709.00

Value of all improvement on the land

Misc. Value

\$8,548.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$367,257.00

The Just, or Market Value, for tax purposes

Assessed Value

\$190,911.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date

Price

Vacant?

Qual

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina Beach)

Note: (Must be verified with City of Fernandina)

904-491-7300

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A. Michael Hickox
Nassau County Property Appraiser

1.93 AC.

40,510 #

6.17 #

\$ 268,817 AC.

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-509A-0023-0000
STUMBO VIRGIL & MARSHA C

97439 BLACKBEARDS WAY

Mailing Address

YULEE, FL 320975066

Site Address

97439 BLACKBEARDS WAY
YULEE
32097

**Previous Site Address (If
Changed by 911)**

3717 BLACKBEARDS WAY

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

0.93

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$250,000.00

Value of land

Building Value

\$128,997.00

Value of all improvement on the land

Misc. Value

\$26,098.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$405,095.00

The Just, or Market Value, for tax purposes

Assessed Value

\$368,536.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date
20040909

Price
\$575,000.00

Vacant?
N

Qual
Q

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina Beach)

Note: (Must be verified with City of Fernandina)

904-491-7300

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36



A. Michael Hickox
Nassau County Property Appraiser

,70 AC

30,492 sq ft

\$ 7.30

\$321,428 AC

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-509A-0061-0000
STODDARD ALBERT A &
PHYLLIS M
97495 BLACKBEARDS WAY

Mailing Address

YULEE, FL 32097

Site Address

97495 BLACKBEARDS WAY
YULEE
32097

**Previous Site Address (If
Changed by 911)**

3745 BLACKBEARDS WAY

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

0.70

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$225,000.00

Value of land

Building Value

\$137,761.00

Value of all improvement on the land

Misc. Value

\$10,356.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$373,117.00

The Just, or Market Value, for tax purposes

Assessed Value

\$200,854.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date
19690101

Price
\$8,000.00

Vacant?
Y

Qual
Q

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina
Beach)

904-491-7300



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36

A. Michael Hickox
Nassau County Property Appraiser

173 AC

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-509A-0062-0000
MILTON DARREN WARREN &
PAULA M

31,798 #

\$ 7.07 #

Mailing Address

873 BUCKEYE LN W

ST JOHNS, FL 21114

* 308,219 AC

Site Address

97037 LANDING TR
YULEE
32097

**Previous Site Address (If
Changed by 911)**

2133 LANDING TR

Deed Acre

0.73

**Approximate Acres (GIS
Calculated)**

0.73

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$225,000.00

Value of land

Building Value

\$71,846.00

Value of all improvement on the land

Misc. Value

\$12,470.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$309,316.00

The Just, or Market Value, for tax purposes

Assessed Value

\$274,311.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date
20150122

Price
\$237,500.00

Vacant?
N

Qual
U

Land Use Report**Results****Zoning**

RS 1

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina
Beach)

904-491-7300

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37



A. Michael Hickox
Nassau County Property Appraiser

.64 AC

27,878 #

\$ 8.96 #

\$ 390,625

Parcel Report
Parcel ID
Owner Information

Results
43-3N-28-509A-0063-0000
MOBLEY LAWRENCE FRANK

Mailing Address

97064 LANDING TRAIL

YULEE, FL 32097

Site Address

97064 LANDING TR
YULEE
32097

**Previous Site Address (If
Changed by 911)**

2136 LANDING TR (NMR)

Deed Acre

0.00

**Approximate Acres (GIS
Calculated)**

0.64

Property Use Code

000100

Municipality

Unincorporated Nassau County

Census Tract**MLS Zone**

7 - Mainland

Subdivision

PIRATES WOOD

Value & Sales Report**Results****Land Value**

\$250,000.00

Value of land

Building Value

\$167,691.00

Value of all improvement on the land

Misc. Value

\$8,764.00

Any extra features to the land and/or building(s)

Just Value (Market Value)

\$426,455.00

The Just, or Market Value, for tax purposes

Assessed Value

\$392,650.00

Market Value minus assessment limits

Taxable Value

Assessed Value minus any Exemptions

Sales Information

Date

Price

Vacant?

Qual

Land Use Report**Results****Zoning**

OR

Note: (Must be verified with Municipality)

Future Land Use

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Community Development District**Community Redevelopment Area No**

Note: (Must be verified with City of Fernandina Beach)

Historic District

No

Note: (Must be verified with City of Fernandina Beach)

904-491-7300

www.NassauFLPA.com



38

A. Michael Hickox
Nassau County Property Appraiser

2.51 AC

Parcel Report

Parcel ID

Owner Information

Mailing Address

Site Address

Previous Site Address (If
Changed by 911)

Deed Acre

Approximate Acres (GIS
Calculated)

Property Use Code

Municipality

Census Tract

MLS Zone

Subdivision

Results

43-3N-28-509A-0067-0000

KNAPPENBERGER GARY &
BEVERLY

97028 LANDING TRAIL

YULEE, FL 32097

97028 LANDING TR
YULEE
32097

2120 LANDING TR

0.00

2.51

000100

Unincorporated Nassau County

7 - Mainland

PIRATES WOOD

109,335 #

\$1.95 #

* 85,159 AC

Value & Sales Report

Land Value

Building Value

Misc. Value

Just Value (Market Value)

Assessed Value

Taxable Value

Sales Information

Date
19941020**Results**

\$213,750.00

\$154,727.00

\$4,621.00

\$373,098.00

\$370,695.00

Price
\$75,000.00

Value of land

Value of all improvement on the land

Any extra features to the land and/or building(s)

The Just, or Market Value, for tax purposes

Market Value minus assessment limits

Assessed Value minus any Exemptions

Vacant?
YQual
U**Land Use Report**

Zoning

Future Land Use

Community Development District

Community Redevelopment Area No

Results

OR

MEDIUM DENSITY

Note: (Must be verified with Municipality)

Note: (Must be verified with Municipality)

Note: (Must be verified with City of Fernandina
Beach)

Applicant Exhibit 5 – Five photos of
septic tanks (same photo) (5 pages)

EXHIBIT 5
EXISTING SEPTIC TANK



Exhibit 5
Existing Septic Tank



Exhibit 5
Existing Septic Tank



Exhibit 5
Existing Septic Tank



Exhibit 5.
Existing Septic Tank



Applicant Exhibit 7 – CUB application
V14-001 dated 2-27-14 (10 pages)

Exhibit "7"

Exhibit 7

Nassau County
Growth Management
Department
96161 Nassau Place
Yulee, FL 32097

(904) 491-7328
(904) 491-3611 FAX
tpope@nassaucountyfl.com



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John C. VanDelinder (Chairman)
Kathleen Zetterower
Shep Brock
Larry Williams
Orlando J. Avila
Joshua K. Martin
Daniel Davis

Nassau County
CONDITIONAL USE AND VARIANCE BOARD

Date of Hearing: February 27, 2014

Public Hearing Number: V14-001

A. General Information

Agent: Mollie Garrett/Mollie Garrett Attorney at Law

Owner: Malcolm and Sharon Adams

Request: Seeking a relief from Sections 28.03 and 9.04(A) of the Land Development Code to reduce the minimum lot width from 90' to 73.44'. The property is located in the Residential Single Family 1 (RS-1) zoning district.

Applicable Regulations: Article 3, Section 3.05.B.3, Section 9.05, and Article 32 of the Land Development Code.

B. Site Information

Lot Size: 0.54ac

Tax Parcel Number(2013): 42-3n-28-0000-0001-0000

Location: Bellville Lane (at the end of Chester Road).

Directions: From the Intersection of SR 200/A1A and Chester Road travel north on Chester Road to its terminus at Bellville Lane (a 90 degree turn west). The entry to the property is within the curve radius on the north side (river side) of Bellville Lane.

C. Existing Land Uses

Subject Site: Vacant

Surrounding: North: Bells River
East: Single Family Dwelling
South: Single Family Dwelling
West: Single Family Dwelling

D. Existing Zoning

Subject Site: Residential Single Family – One (RS-1)

Surrounding: North: No local zoning classification (water)
South: Residential Single Family – One (RS-1)
East: Residential Single Family – One (RS-1)
West: Residential Single Family – One (RS-1)

E. FLUM Designation

Subject Site: Medium Density Residential (MDR)

Surrounding: North: No local designation (water)
South: Medium Density Residential (MDR)
East: Medium Density Residential (MDR)
West: Medium Density Residential (MDR)

F. Background

- 1) In January of 1993, Willis and Dorothy Adams(father and mother of the Applicant) purchased a parcel of land measuring 1.7 acres with approximately 210' of frontage on the Bells River[ref. OR 675/0091]. In March of 1993, a Warranty Deed was executed granting Michael Adams(Applicant's Brother) *'1/3 interest as tenants in common in and to'* the 1.7 acre property[ref. OR 677/856]. The document packet submitted application V14-001 states, that subsequent to the purchase of the 1.7 acre parcel of land Willis and Dorothy Adams resided within a mobile home on the property and Michael Adams resided within a site built home also located on the property. [Note: Willis and Dorothy Adams resided on the property until their death and Michael Adams maintains residency on the property.]

In December of 2000, a survey was commissioned by the Adams family dividing the subject 1.7 acre property into three separate building sites identified as Parcel A, Parcel B, and Parcel C.

In July of 2001, three quit-claim deeds were recorded in succession with the Clerk of the Court of Nassau County thereby dividing the 1.7 acre property into three individual parcels consistent with the previously described survey of Parcels A, B, and C. The recording of the deeds resulted in Michael Adams taking possession of Parcels A & B and Malcolm Adams(Applicant) taking possession of Parcel C. [ref. OR 1000/355; 1000/358; 1000/361]

The division of the 1.7 acre parent parcel of land into three individual building sites was done without the review of Nassau County and in manner which is in direct conflict with the established regulations of Nassau County relating to the division of land for the purpose of creating building sites. [ref. Section 29.07 LDC, Article 9 LDC, Chapter 29 of the Nassau County Code of Ordinances, & Chapter 177 F.S.]

Parcel Creation:

The survey created in 2000 at the bequest of the Adams family dividing the 1.7 acre parent parcel into three individual parcels of land contained a note on the face of the survey describing for whom the survey was prepared.

The note states,

"Parcel 'A' & 'B' prepared for: Dorothy Adams and Willis Adams and Michael R. Adams.

Parcel 'C' is prepared for: Malcolm David Adams"

Each quit-claim deed recorded in relation to the division of the subject 1.7 acre parent parcel in 2001 identifies three parties (6 individuals) as the collective grantor(seller);

- Willis and Dorothy Adams (Applicant's Parents)
- Michael and Phyllis Adams (Applicant's Brother)
- Malcolm and Sharon Adams (Applicant)

Each quit-claim deed was signed by each of the grantors. All six individuals listed above provided signature to each quit-claim deed which created the three individual building sites. In other words, the Applicant provided signature as the grantor(seller) on a quit-claim deed conveying the property to himself. [ref. OR 1000/355; 1000/358; 1000/361]

Therefore, the Applicant, Malcolm Adams, was presumably aware the parent parcel was being subdivided and he was to be the recipient of Parcel C as was described both in the legal description contained within the quit-claim deed and the pictorial representation of said legal description on the referenced survey.

Land Development Code; Article 9:

The genesis of variance request V14-001 is found in the division of the 1.7 acre parent parcel in 2001. The 1.7 acre parcel was divided into three individual building sites in a manner that caused Parcel C to fail to meet the minimum lot width requirement of the Residential Single Family – One(RS-1) zoning district as defined in the Nassau County Land Development Code. As such, Parcel C is deemed nonconforming.