

LOT 1  
IN OR 1303/1180  
PIRATES WOOD #2 UNR

FOSTER ANGELA H  
97291 MORGANS WAY  
YULEE, FL 32097

2023

43-3N-28-509B-0001-0000



| 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 100    |
| Interior Floo            | 13 | LVT/LAMMT 60   |
| Interior Floo            | 11 | CLAY TILE 40   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 04 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4032.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,479            | 100         | 1,479        | 150,583              |
| BAS       | 410              | 100         | 410          | 41,744               |
| FGR       | 870              | 55          | 478          | 48,667               |
| FOP       | 56               | 30          | 17           | 1,731                |
| FOP       | 225              | 30          | 68           | 6,923                |
| FSP       | 540              | 40          | 216          | 21,992               |
| FUS       | 1,479            | 100         | 1,479        | 150,583              |
| TOTALS    | 5,059            |             | 4,147        | 422,222              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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 |
|-----|------------|-------------|---------|---|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1994    | 1994        | 3 | 77     | 2,695           |       |
| 2   | 0600       | SUMMER KIT  | 0 100   | 0 | 0 | 1.00     | UT | 5,000.00 | 5,000.00       | 100       | 2007    | 2007        | 3 | 35     | 1,750           |       |
| 3   | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 2,233.00 | SF | 4.00     | 4.00           | 100       | 2001    | 2001        | 3 | 82     | 7,324           |       |
| 4   | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 437.00   | SF | 6.50     | 6.50           | 100       | 2009    | 2009        | 3 | 91     | 2,585           |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000100   | C   |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 10/13/2020 | BY | KW |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |         |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0900                                                       | 01  | 4,147     | 97.1520     | 115.37         | 478,439        | 1994 | 1998 | 0    | 0    | 0 11.75 | 88.25  |
| 1 SNGL FAM - 100% - 2006 Heated Area: 3368 HX Base Yr 2006 |     |           |             |                |                |      |      |      |      |         |        |
|                                                            |     |           |             |                |                |      |      |      |      |         |        |

|                          |          |           |            |     |
|--------------------------|----------|-----------|------------|-----|
| 97291 MORGANS WAY, YULEE | BLD DATE | LGL DATE  | 06/16/2023 | MLU |
|                          | XF DATE  | LAND DATE |            |     |
|                          | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 14,354      |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 14,354      |  |  |  |  |  |  |  |  |  |  |  |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 0.00 | Total Land Value: 100,000 | Market: 0 | Agricultural: 0 | Common: 100,000 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 2               |  |           | 4 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 4              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 454,834   |   |
| TOTAL MARKET OB/XF VALUE  |  | 14,354    |   |
| TOTAL LAND VALUE - MARKET |  | 100,000   |   |
| TOTAL MARKET VALUE        |  | 569,188   |   |
| SOH/AGL Deduction         |  | 336,899   |   |
| ASSESSED VALUE            |  | 232,289   |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |   |
| BASE TAXABLE VALUE        |  | 182,289   |   |
| TOTAL JUST VALUE          |  | 569,188   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 426,946   |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1906698   | GARAGE      | 70,171 | 09/01/2019 |
| B1802221   | REPAIR/RRF  | 3,300  | 03/01/2018 |
| B21894     | ADDITION    | 32,410 | 09/01/2008 |
| E21251     | ELEC OTHER  | 300    | 09/01/2008 |
| M14139     | MECH OTHER  | 100    | 09/01/2008 |
| R11548     | REPAIR/RRF  | 3,000  | 09/01/2008 |

| SALES DATA                  |           |           |     |     |        |            |  |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number           | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1303/1180                   | 3/22/2005 | WD        | Q   | I   |        | 225,000    |  |
| GRANTOR: NADEAU PHYLLIS H   |           |           |     |     |        |            |  |
| GRANTEE: FOSTER MICHAEL C & |           |           |     |     |        |            |  |
| 1042/0290                   | 3/07/2002 | QC        | U   | I   | 01     | 100        |  |
| GRANTOR: NADEAU MICHAEL R   |           |           |     |     |        |            |  |
| GRANTEE: NADEAU PHYLLIS H   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FSP=[YR=2007] W36 FOP=[YR=2007] W15 S15 BAS=[YR=1994] S17<br>BAS=[YR=2009] W15 S36 FGR=[YR=2009] W15 S29 E30 N29 W15\$ E10<br>N26 E5 N10\$ S12 E22 FOP=[YR=1994] S8 E7 N8 W7\$ E29 N29 W51\$<br>E15 N15\$ S15 E36 N15\$ PTR=E20 FUS=[YR=1994] E51S29 W51 N29 \$<br>W20\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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