

LOT 8
IN OR 1496/1101
PIRATES WOOD 2 UNR

MAGGIO FREDERICK R
97173 MORGANS WAY
YULEE, FL 32097

2023

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

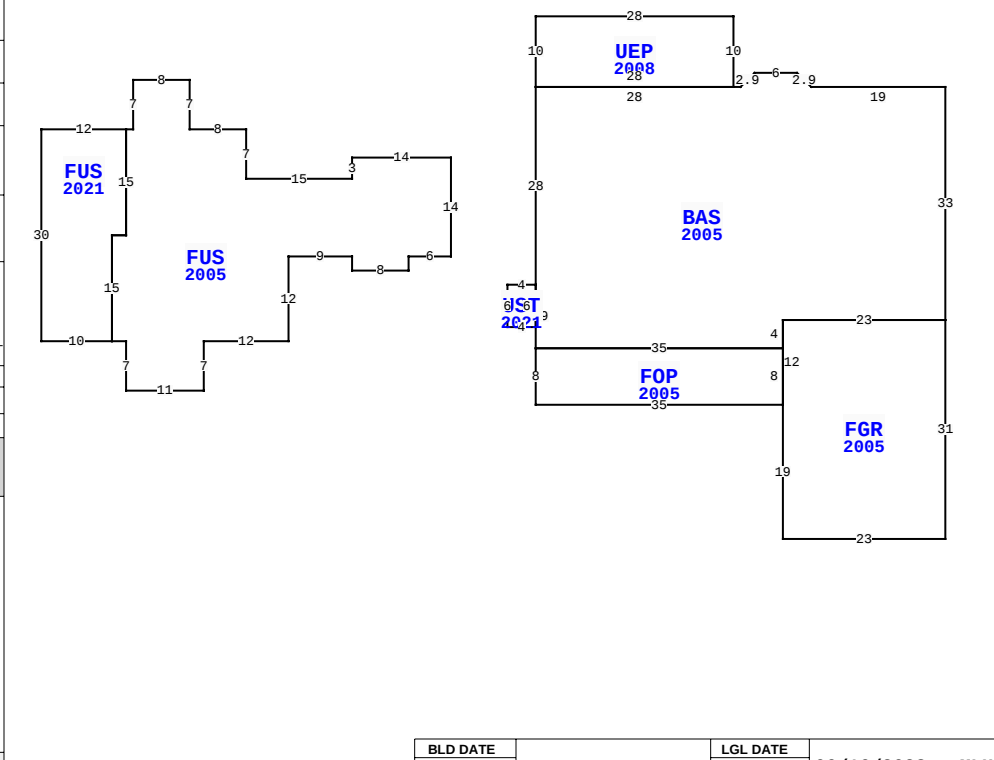
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	2,070	257,996
FGR	713	55	392	48,857
FOP	280	30	84	10,470
FUS	1,122	100	1,122	139,842
FUS	330	100	330	41,130
UEP	280	60	168	20,939
UST	24	45	11	1,371
TOTALS	4,819		4,177	520,605

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,993.00	SF	4.00	4.00	
2	1242	WD DECK A	0	100	0	0	192.00	SF	10.00	10.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0855	CONC PAVER	0	100	0	0	120.00	SF	10.00	10.00	
5	0855	CONC PAVER	0	100	0	0	645.00	SF	7.50	7.50	
6	0940	SHEDS/PORT	0	100	20	8	160.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,177	111.0648	131.89	550,905	2005	2010	0	0	5.50	94.50
1 SNGL FAM - 100% - 2016 Heated Area: 3522 HX Base Yr 2016											



97173 MORGANS WAY, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		520,605	
TOTAL MARKET OB/XF VALUE		20,792	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		641,397	
SOH/AGL Deduction		420,535	
ASSESSED VALUE		220,862	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		165,862	
TOTAL JUST VALUE		641,397	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		466,755	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008560	ADDN - MASTER BT	60,000	10/01/2020
B21002	SUNROOM	51,920	01/01/2008
M0509882	H/AC	0	06/01/2005
P09010	OTHER	0	02/01/2005
E0414106	ELEC OTHER	2,000	12/01/2004
R046995	REPAIR/RRF	6,000	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1496/1101	5/02/2007	WD	Q	I		388,500	
GRANTOR: KNOWLES TRACY S & PAU							
GRANTEE: MAGGIO FREDERICK R							
1365/1859	11/09/2005	WD	Q	I		329,900	
GRANTOR: SUNSTATE LAND DEVELOP							
GRANTEE: KNOWLES TRACY S & P							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W19 L2 U2 W6 D2 L2 W1 UEP=[YR=2008] N10 W28 S10 E28\$ W28 S28 UST=[YR=2021] W4 S6 E4 N6\$ S9 FOP=[YR=2005] S8 E35 FGR=[YR=2005] S19 E23 N31 W23 S12\$ N8 W35\$ E35 N4 E23 N33\$ PTR=W70 S10 FUS=[YR=2005] W14 S3 W15 N7 W8 N7 W8 S7 W1 FUS=[YR=2021] W12 S30 E10 N15 E2 N15\$ S15 W2 S15 E2 S7 E11 N7 E12 N12 E9 S2 E8 N2 E6 N14\$ N10 E70\$.											