

LOT 9
IN OR 1976/1557
PIRATES WOOD 2 UNR

BOONE REBECCA J
97153 MORGANS WAY
YULEE, FL 32097

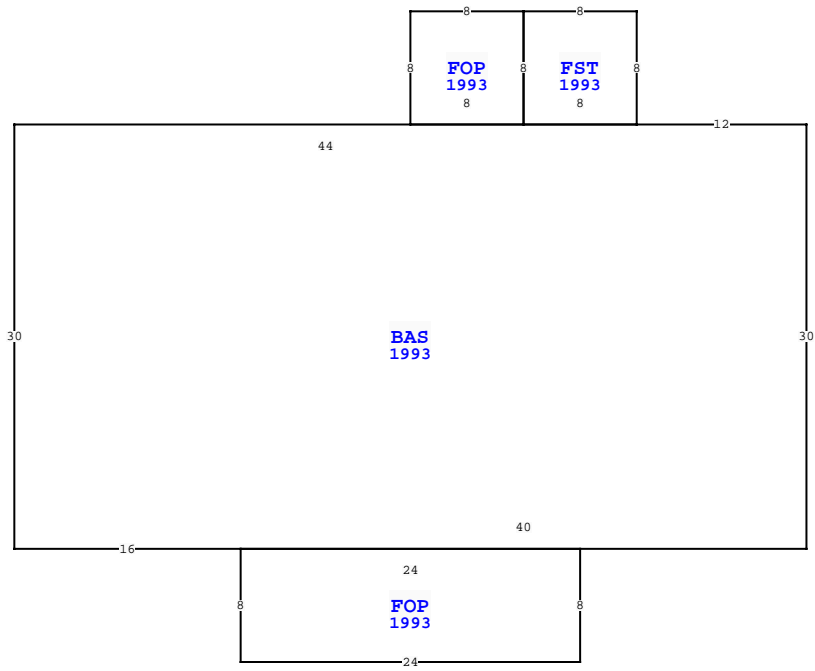
2023

43-3N-28-509B-0009-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,792	121.9000	110.01	197,138	1983	1990	0	0	0	15.25	84.75	
1 SINGLE FAM - 100% - 2016 Heated Area: 1680 HX Base Yr 2016													



Quality	06 Quality Level 06			
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	1,680	100	1,680	156,632
FOP	64	30	19	1,771
FOP	192	30	58	5,408
FST	64	55	35	3,263
TOTALS	2,000		1,792	167,074

97153 MORGANS WAY, YULEE

BLD DATE	04/28/2008	RK	LGL DATE	
XF DATE	04/28/2008	RK	LAND DATE	06/16/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			167,074
TOTAL MARKET OB/XF VALUE			10,999
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			278,073
SOH/AGL Deduction			152,641
ASSESSED VALUE			125,432
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			75,432
TOTAL JUST VALUE			278,073
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			200,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2115714	CARPORT	13,173	11/12/2021
R1414112	REPAIR/RRF	4,000	10/02/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1976/1557	4/24/2015	WD Q	Q	I	01	140,000
GRANTOR: WORTH SILAS W & WANDA						
GRANTEE: BOONE REBECCA J						
0340/0504	7/01/1981	WD Q	V			4,500
GRANTOR:						
GRANTEE:						

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
2	0479	VF PICKET	0	100	0	66.00	LF	10.00	10.00	100	2000	2000	3	55	363	
3	0476	VF 6 SBPL	0	100	0	193.00	LF	32.00	32.00	100	2015	2015	3	90	5,558	
4	0470	VNYL GATE	0	100	0	3.00	UT	300.00	300.00	100	2015	2015	3	90	810	
5	0351	CARPORT MT	0	100	22	440.00	SF	10.00	10.00	100	2021	2021	3	97	4,268	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W12 FST=[YR=1993] N8 W8 FOP=[YR=1993] W8 S8 E8 N8 \$ S8 E8\$ W44 S30 E16 FOP=[YR=1993] S8 E24 N8 W24 \$ E40 N30 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							