LOT 10
IN OR 2205/1937
PIRATES WOOD 2 UNR

GRIFFIN ANGELA SMITH
2057 ORCA CT
FERNANDINA BEACH, FL 32034

2023

43-3N-28-509B-0010-0000

BUILDING CHARACTERISTICS

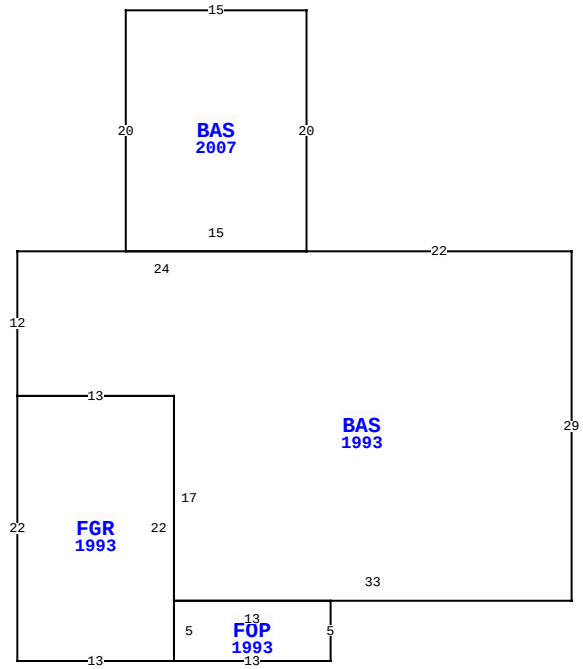
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,113	100	1,113	104,876
BAS	300	100	300	28,268
FGR	286	55	157	14,794
FOP	65	30	20	1,885
TOTALS	1,764		1,590	149,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,590	137.1084	123.74	196,747	1974	1990	0	0	0	23.85	76.15

1 SINGLE FAM – 100% - 0 Heated Area: 1413 HX Base Yr



97129 MORGANS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		149,823
TOTAL MARKET OB/XF VALUE		5,375
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		255,198
SOH/AGL Deduction		149,926
ASSESSED VALUE		105,272
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		50,272
TOTAL JUST VALUE		255,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109511	REPAIR/RRF	5,000	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2205/1937	6/20/2018	QC	U	I	11	100
GRANTOR: SMITH MARVIN N JR						
GRANTEE: GRIFFIN ANGELA SMIT						
0149/0357	1/01/1973	WD	U	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 BAS=[YR=2007] N20 W15 S20 E15$ W24 S12FGR=[YR=1993] S22 E13 FOP=[YR=1993] E13 N5 W13 S5$ N22 W13$ E13 S17 E33 N29$.

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
1	0845	KOOL DECK	0	100	0	0	552.00	SF	7.25	7.25	100	1988	1988	3	57	2,281	
2	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	1974	1974	3	26	108	
3	0811	CONCRETE B	0	100	0	0	725.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,866	
4	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	1995	1995	3	20	720	
5	0803	ASPHALT C	0	100	0	0	400.00	SF	2.00	2.00	100	1999	1999	3	50	400	

LAND DESCRIPTION

TOTAL OB/XF 5,375

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	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							

REVIEW DATE 05/02/2017 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS