

LOT 11
IN OR 1133/412
PIRATES WOOD #2 UNR

SHIBLEY JAMES C & VALERIE J
97105 MORGANS WAY
YULEE, FL 32097

2023

43-3N-28-509B-0011-0000



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	05	AVERAGE 100		0100	01	2,004	119.8001	108.12	216,672	1993	2000	0	0	10.75	89.25	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2004												Heated Area: 1929												HX Base Yr 2004											
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE												193,380											
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE												23,358											
Interior Floo	13	LVT/LAMMT 90														TOTAL LAND VALUE - MARKET												100,000											
Interior Floo	09	PINE WOOD 10														TOTAL MARKET VALUE												316,738											
Air Condition	03	CENTRAL 100														SOH/AGL Deduction												176,914											
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE												139,824											
Bedrooms		2 100														TOTAL EXEMPTION VALUE												50,000											
Bathrooms		2 100														BASE TAXABLE VALUE												89,824											
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE												316,738											
Stories	2.	2. 100														NCON VALUE												0											
Units		0 100		INCOME VALUE																																			
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE												232,322																							
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	874	100	874	84,339																																			
DCK	72	10	7	676																																			
FOP	228	30	68	6,562																																			
FUS	684	100	684	66,004																																			
SFB	464	80	371	35,801																																			
TOTALS				2,322		2,004	193,380																																
EXTRA FEATURES				97105 MORGANS WAY, YULEE																																			
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	0511	GARAGE CB-	0 100	26	28	728.00	SF	40.00	40.00	100	1994	1994	3	70	20,384																								
2	0510	GARAGE WD-	0 100	20	20	400.00	SF	20.65	20.65	100	2003	2003	3	36	2,974																								
TOTAL OB/XF 23,358																																							
LAND DESCRIPTION																																							
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																						
REVIEW DATE 10/15/2018 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																							