

REYNARD KELLY J GRIFFIN
97028 MORGANS WAY
YULEE, FL 32097-2404

43-3N-28-509B-0025-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

20

03

03

05

14

11

03

04

02

1.

00

02

0100

4032.00

FACE BRICK 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CARPET 80

CLAY TILE 20

CENTRAL 100

AIR DUCTED 100

4 100
2 100

WOOD FRAME 100

1. 1. 100
0 100

NONE 100

02 Quality Level 02

SINGLE FAMILY

MKT AREA

20

03

03

05

14

11

03

04

02

1.

00

02

0100

4032.00

FACE BRICK 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CARPET 80

CLAY TILE 20

CENTRAL 100

AIR DUCTED 100

4 100
2 100

WOOD FRAME 100

1. 1. 100
0 100

NONE 100

02 Quality Level 02

SINGLE FAMILY

MKT AREA

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,624

99.9552

118.70

311,469

2003

2003

0

0

0 14.25

85.75

0900

01

2,624

99.9552

118.70

311,469

2003

2003

0

0

0 14.25

85.75

1 SNGL FAM - 100% - 2004

Heated Area: 2245

HX Base Yr 2004

33

5

18

5

11

2

12

5

12

39

12

2

11

2

6

4

11

7

21

14

21

34

FSP

2003

BAS

2003

FOP

2003

FGR

2003

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,245

100

2,245

228,508

FGR

441

55

243

24,734

FOP

44

30

13

1,323

FSP

308

40

123

12,520

TOTALS

3,038

2,624

267,085

EXTRA FEATURES

97028 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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

2003

2003

3

88

3,080

2

0812

CONCRETE C

0 100

0

0

1,546.00

SF

4.00

4.00

100

2003

2003

3

84

5,195

LAND DESCRIPTION

TOTAL OB/XF

8,275

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

10/23/2018

BY

KWX

Total Acres:

0.00

Total Land Value:

100,000

Market:

0

Agricultural:

0

Common:

100,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

267,085

TOTAL MARKET OB/XF VALUE

8,275

TOTAL LAND VALUE - MARKET

100,000

TOTAL MARKET VALUE

375,360

SOH/AGL Deduction

193,836

ASSESSED VALUE

181,524

TOTAL EXEMPTION VALUE

50,000

BASE TAXABLE VALUE

131,524

TOTAL JUST VALUE

375,360

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

268,531

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B0311558

NEW CONSTR

159,301

08/01/2003

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1278/0440

12/03/2004

QC

U

I

01

100

GRANTOR: GRIFFIN TIMOTHY M

GRANTEE: GRIFFIN KELLY J

1042/0362

3/07/2002

WD

Q

V

22,000

GRANTOR: TERRY ROBERT & JUDIE

GRANTEE: GRIFFIN TIMOTHY M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 FSP=[YR=2003] N5 W33 S10 E20 N2 E11 S2 E2 N5\$ S5 W2 N2 W11 S2 W20 N5 W12 S39 E12 S2 E11 FOP=[YR=2003] S2 E10 N2 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E11 FGR=[YR=2003] S14 E21 N21 W21 S7\$ N7 E21 N34\$.