LOT 26
IN OR 2258/1009
PIRATES WOOD 2 UNR

RUTHERFORD EDDIE R & SUSAN
97054 MORGANS WAY
YULEE, FL 32097

2023

43-3N-28-509B-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

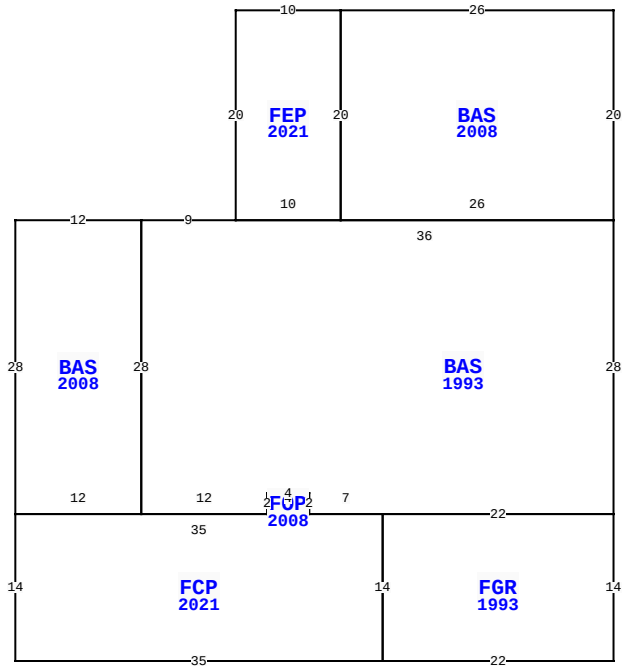
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1,252	146,779
BAS	336	100	336	39,391
BAS	520	100	520	60,962
FCP	490	25	122	14,302
FEP	200	80	160	18,758
FGR	308	55	169	19,813
FOP	8	30	2	234
TOTALS	3,114		2,561	300,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,561	106.1568	126.06	322,840	1989	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2020 Heated Area: 2108 HX Base Yr 2020



97054 MORGANS WAY, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,561
TOTAL MARKET OB/XF VALUE		8,127
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		422,688
SOH/AGL Deduction		159,900
ASSESSED VALUE		262,788
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,788
TOTAL JUST VALUE		422,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104494	CARPORT	11,956	04/12/2021
R2103829	ROOF	0	03/30/2021
B2001143	GARAGE	36,225	02/06/2020
B2000055	REAR SCRN ROOM	5,887	01/03/2020
R11040	REPAIR/RRF	5,000	02/01/2008
M13629	MECH OTHER	0	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/1009	2/28/2019	WD	Q	I	02	250,000
GRANTOR: COLEMAN BOBBY & ANGEL						
GRANTEE: RUTHERFORD EDDIE R						
2178/1354	2/07/2018	WD	Q	I	02	240,000
GRANTOR: HIGGINBOTHAM MATTHEW						
GRANTEE: COLEMAN BOBBY & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 FEP=[YR=2021] W10 S20 BAS=[YR=1993] W9 BAS=[YR=2008] W12 S28 FCP=[YR=2021] S14 E35 N14 W35$ E12 N28$ S28 E12 FOP=[YR=2008] E4 N2 W4 S2$ N2 E4 S2 E7 FGR=[YR=1993] S14 E22 N14 W22$ E22 N28 W36$ E10 N20$ S20 E26 N20$.

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	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,547	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	0855	CONC PAVER	0	100	21	20	420.00	SF	10.00	10.00	100	2021	2021	3	100	4,200	

LAND DESCRIPTION

TOTAL OB/XF 8,127

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 12/29/2021 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

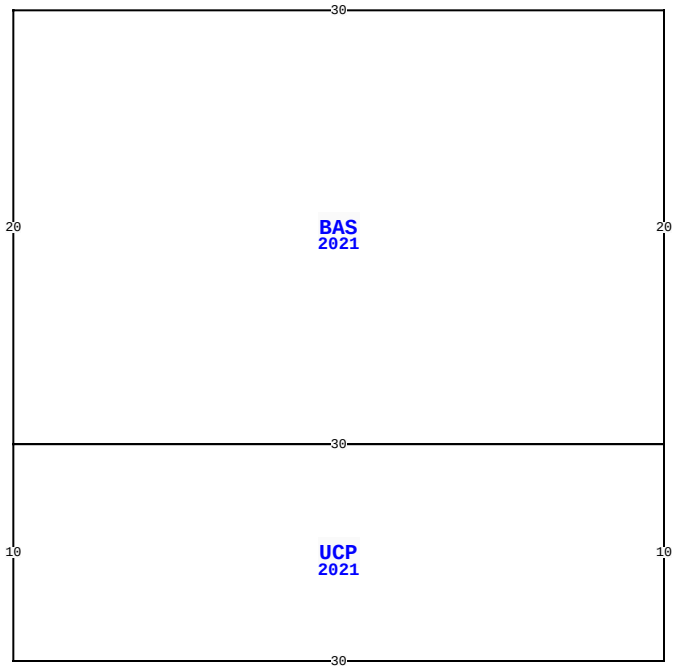
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	13,018
UCP	300	20	60	1,301
TOTALS	900		660	14,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	63.2500	22.14	14,612	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2020 Heated Area: 600 HX Base Yr 2020



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TOTAL JUST VALUE		422,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21019	ADDITION	60,000	01/01/2008
2941	H/AC	2,000	03/13/1989
5568	NEW CONSTR	44,385	03/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2258/1009	2/28/2019	WD	Q	I	02	250,000
GRANTOR: COLEMAN BOBBY & ANGEL						
GRANTEE: RUTHERFORD EDDIE R						
2178/1354	2/07/2018	WD	Q	I	02	240,000
GRANTOR: HIGGINBOTHAM MATTHEW						
GRANTEE: COLEMAN BOBBY & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S20 UCP=[YR=2021] S10 E30 N10 W30$ E30 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/29/2021 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS