

LOT 31
IN OR 1595/290
PIRATES WOOD 2 UNR

RIEHLE AMY
97144 MORGANS WAY
YULEE, FL 32097

2023

43-3N-28-509B-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4032.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,390	100	2,390	217,906
FGR	420	55	231	21,061
FOP	32	30	10	912
FOP	216	30	65	5,926
TOTALS	3,058		2,696	245,805

EXTRA FEATURES		
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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	2000	2000	3	85	2,975	
2	0810	CONCRETE A	0 100	51	3	153.00	SF	6.50	6.50	100	2000	2000	3	80	796	
3	0811	CONCRETE B	0 100	0	0	727.00	SF	5.20	5.20	100	2000	2000	3	80	3,024	
4	0803	ASPHALT C	0 100	0	0	1,424.00	SF	2.00	2.00	100	2001	2001	3	50	1,424	
5	0911	SCRN RM A	0 100	12	30	360.00	SF	17.50	17.50	100	2010	2010	3	50	3,150	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE	10/23/2018	BY	KWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,696	91.3248	108.45	292,381	2000	2000		0	0	15.93	84.07
1 SNGL FAM - 100% - 2009 Heated Area: 2390 HX Base Yr 2009												
797144 MORGANS WAY, YULEE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/16/2023 MLU												

TOTAL OB/XF												
11,369												

TOTAL OB/XF												
11,369												

Market:	0
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Agricultural:	0
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Common:	100,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	245,805		
TOTAL MARKET OB/XF VALUE	11,369		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	357,174		
SOH/AGL Deduction	182,883		
ASSESSED VALUE	174,291		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	124,291		
TOTAL JUST VALUE	357,174		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	253,066		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17522	H/AC	0	08/01/2012
996286	NEW CONSTR	108,000	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1595/0290	12/02/2008	WD	U	I	05	218,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: RIEHLE AMY						
1579/1375	8/01/2008	CT	U	I	05	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATIONAL AS						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2000] W21 FOP=[YR=2000] W30 S8 E18 N2 E12 N6 \$ S6 W12 S2 W18 N8 W15 S46 E15 N4 E11 FOP=[YR=2000] S2 E8 N2 W2 N4 W4 S4 W2 \$ E2 N4 E4 S4 E13 FGR=[YR=2000] S10 E21 N20 W21 S10 \$ N10 E21 N32 \$.		

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