

LOT 32
IN OR 2022/831
PIRATES WOOD 2 UNR

GRIFFIN LOUIS R
P O BOX 16841
FERNANDINA BCH, FL 32035

2023

43-3N-28-509B-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,170	100	1,170	115,833
FGR	312	55	172	17,029
FOP	160	30	48	4,752
UOP	160	20	32	3,168
USP	480	30	144	14,256

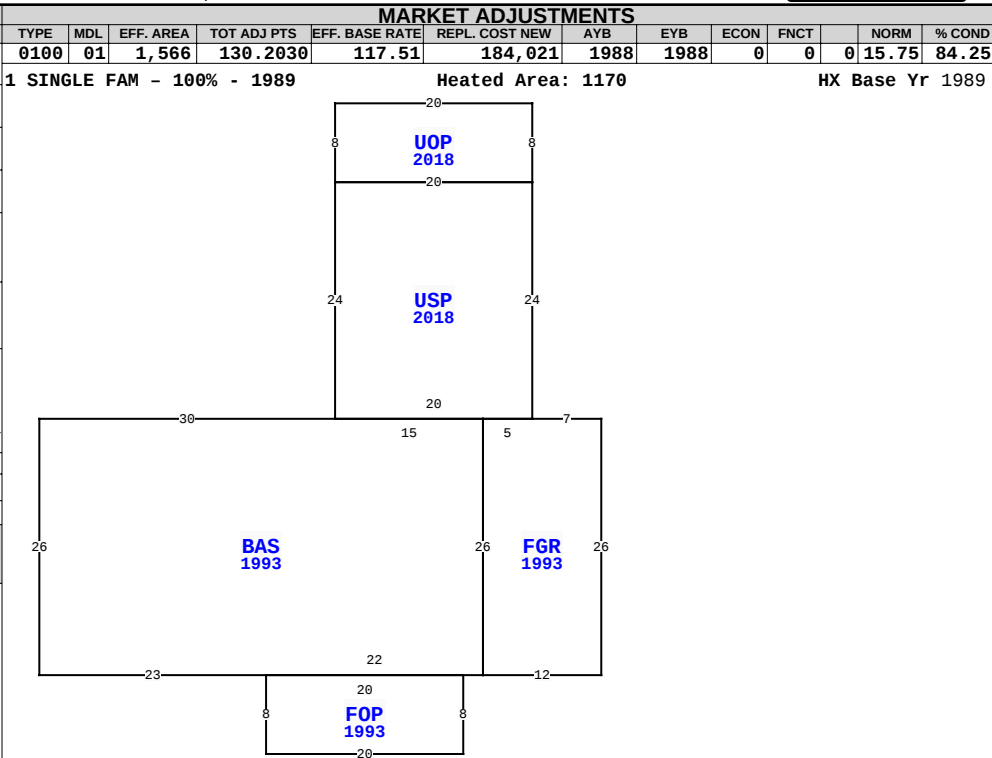
TOTALS	2,282		1,566	155,038
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EXTRA FEATURES

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
2	0810	CONCRETE A	0 100	0	0	455.00	SF	6.50	6.50	100	1988	1988	3	57	1,686	
4	0810	CONCRETE A	0 100	10	16	160.00	SF	6.50	6.50	100	1993	1993	3	68	707	
5	0803	ASPHALT C	0 100	0	0	1,604.00	SF	2.00	2.00	100	2001	2001	3	50	1,604	

LAND DESCRIPTION

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



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

97160 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	1988	1988	3	66	2,310	
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5	0803	ASPHALT C	0 100	0	0	1,604.00	SF	2.00	2.00	100	2001	2001	3	50	1,604	

TOTAL OB/XF 6,307

NASSAU COUNTY PROPERTY										PAGE 1 of 2				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										159,658				
TOTAL MARKET OB/XF VALUE										6,307				
TOTAL LAND VALUE - MARKET										100,000				
TOTAL MARKET VALUE										265,965				
SOH/AGL Deduction										153,182				
ASSESSED VALUE										112,783				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										62,783				
TOTAL JUST VALUE										265,965				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										196,195				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8790	MH MOVE-ON	11,380	03/25/1993
5465	NEW CONSTR	1,500	10/26/1988
2782	H/AC	2,000	10/26/1988
3228	NEW CONSTR	2,000	10/06/1988
5207	NEW CONSTR	38,500	10/05/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2022/0831	12/30/2015	QC	U	I	11		100
GRANTOR: GRIFFIN LOUIS R & ANG							
GRANTEE: GRIFFIN LOUIS R							
0548/0677	7/25/1988	WD	U	V	01		100
GRANTOR: SMITH MARVIN & PAT A							
GRANTEE: GRIFFIN L & SMITH A							

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W7 USP=[YR=2018] N24 UOP=[YR=2018] N8 W20 S8
E20\$ W20 S24 BAS=[YR=1993] W30 S26 E23 FOP=[YR=1993] S8 E20
N8 W20 \$ E22 N26 W15\$ E20\$ W5 S26 E12 N26 \$.

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