LOT 33
PIRATES WOOD 2 UNR

DANKO WILLIAM
97176 MORGANS WAY
YULEE, FL 32097

2023

43-3N-28-509B-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

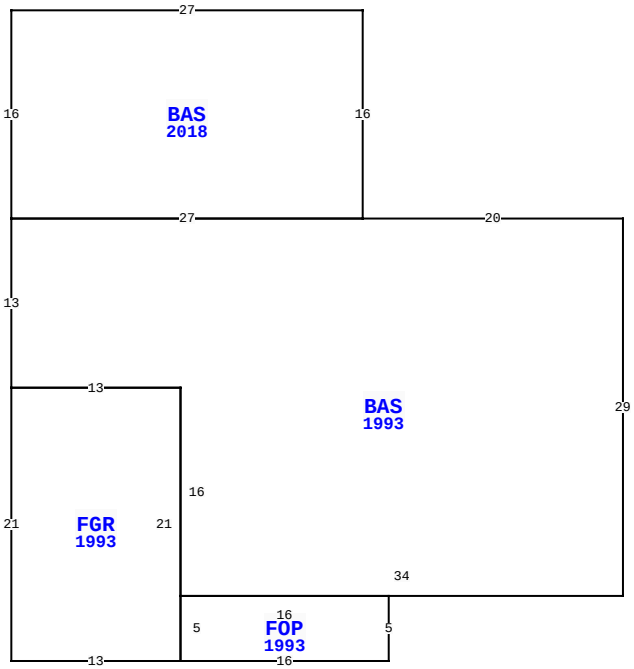
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,155	100	1,155	136,488
BAS	432	100	432	51,050
FGR	273	55	150	17,726
FOP	80	30	24	2,836
TOTALS	1,940		1,761	208,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,761	115.3800	137.01	241,275	1973	2007	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 2017 Heated Area: 1587 HX Base Yr 2017



97176 MORGANS WAY, YULEE

BLD DATE		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		208,100
TOTAL MARKET OB/XF VALUE		1,024
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		309,124
SOH/AGL Deduction		130,868
ASSESSED VALUE		178,256
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		123,256
TOTAL JUST VALUE		309,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/0998	3/31/2022	QC	U	I	11	100
GRANTOR: DANKO SHERRI						
GRANTEE: DANKO WILLIAM						
2070/1947	9/09/2016	WD	Q	I	01	178,500
GRANTOR: DARBY MICHAEL L						
GRANTEE: DANKO WILLIAM P & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2018] N16 W27 S16 E27$ W27 S13 FGR=[YR=1993] S21 E13 N21W13$ E13 S16 FOP=[YR=1993] S5 E16 N5W16$ E34 N29$.

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	0803	ASPHALT C	0	100	0	0	1,024.00	SF	2.00	2.00	100	1980	1980	3	50	1,024	

LAND DESCRIPTION

TOTAL OB/XF 1,024

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 10/23/2018 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS