LOT 35
IN OR 1591/974
PIRATES WOOD 2 UNR

MASSENGILL JEFFREY S
97208 MORGANS WAY
YULEE, FL 32097

2023

43-3N-28-509B-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

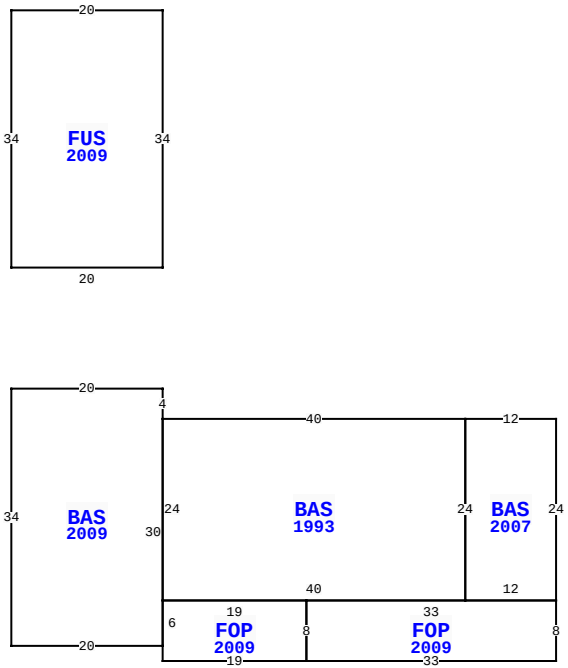
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	90,487
BAS	288	100	288	27,146
BAS	680	100	680	64,095
FOP	152	30	46	4,336
FOP	264	30	79	7,446
FUS	680	100	680	64,095
TOTALS	3,024		2,733	257,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,733	117.0240	105.61	288,632	1986	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2009 Heated Area: 2608 HX Base Yr 2009



97208 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		257,604
TOTAL MARKET OB/XF VALUE		15,504
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		373,108
SOH/AGL Deduction		198,656
ASSESSED VALUE		174,452
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,452
TOTAL JUST VALUE		373,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016529	XFOB	13,599	11/03/2022
M14694	MECH OTHER	4,000	07/01/2009
B22697	REMODEL	0	07/01/2009
B22207	ADDITION	60,192	01/01/2009
007074	XFOB	10,000	04/01/2000
006744	SWIM POOL	18,375	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1591/0974	10/31/2008	WD	U	I	05	118,000
GRANTOR: WILMORE DEANNA						
GRANTEE: MASSENGILL JEFFREY						
1100/0230	12/11/2002	WD	U	I	06	100
GRANTOR: MCCANN ELIZABETH HEIR						
GRANTEE: WILMORE DEANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 BAS=[YR=1993] W40 BAS=[YR=2009] N4 W20 S34 E20 FOP=[YR=2009] S2 E19 FOP=[YR=2009] E33 N8 W33 S8$ N8 W19 S6$ N30$ S24 E40 N24$ S24 E12 N24$ PTR=N20 W72 FUS=[YR=2009] N34 E20 S34 W20$ E72 S20$.

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
5	0861	POOL GUNIT	0	100	24	16	384.00	SF	85.00	85.00	100	2000	2000	3	27	8,813	
6	0845	KOOL DECK	0	100	0	0	288.00	SF	7.25	7.25	100	2000	2000	3	80	1,670	
7	0753	UEP	0	100	20	18	360.00	SF	22.00	22.00	100	2000	2000	3	29	2,297	
9	0911	SCRN RM A	0	100	30	20	600.00	SF	17.50	17.50	100	2001	2001	3	20	2,100	
10	0810	CONCRETE A	0	100	3	40	120.00	SF	6.50	6.50	100	2000	2000	3	80	624	

LAND DESCRIPTION

TOTAL OB/XF 15,504

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