LOT 36
IN OR 2306/905
PIRATES WOOD 2 UNR

RISKER MONICA & CHAD E
97228 MORGANS WAY
YULEE, FL 32097

2023

43-3N-28-509B-0036-0000

BUILDING CHARACTERISTICS

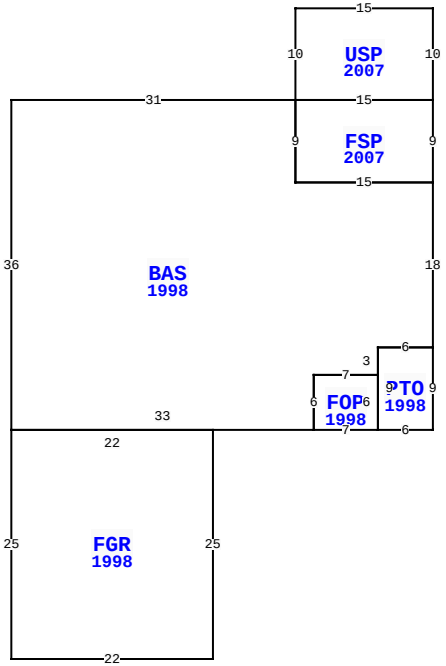
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,425	100	1,425	171,864
FGR	550	55	302	36,423
FOP	42	30	13	1,568
FSP	135	40	54	6,513
PTO	54	5	3	361
USP	150	30	45	5,427
TOTALS	2,356		1,842	222,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,842	111.0000	131.81	242,794	1998	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2020 Heated Area: 1425 HX Base Yr 2020



97228 MORGANS WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,331
TOTAL MARKET OB/XF VALUE		11,105
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		347,436
SOH/AGL Deduction		177,756
ASSESSED VALUE		169,680
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,680
TOTAL JUST VALUE		347,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106461	10-WIND 1-SGB 1-D	20,000	05/19/2021
B1908950	GARAGE	34,776	11/01/2019
R1906078	REPAIR/RRF	7,900	07/01/2019
984759	NEW CONSTR	115,000	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2306/0905	9/24/2019	WD	Q	I	01	226,000
GRANTOR: JAKUBASZ JAY J						
GRANTEE: RISKER MONICA & CHA						
1278/0753	12/06/2004	WD	Q	I		150,000
GRANTOR: MCMILLAN PATRICIA A						
GRANTEE: JAKUBASZ JAY J						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2007] N10 W15 S10 E15$ FSP=[YR=2007] W15
BAS=[YR=1998] W31 S36 FGR=[YR=1998] S25 E22 N25 W22 $ E33
FOP=[YR=1998] E7 PTO=[YR=1998] E6 N9 W6 S9 $ N6 W7 S6 $ N6 E7
N3 E6 N18 W15 N9 $ S9 E15 N9 $.

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
2	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1998	1998	3	77	450	
3	0812	CONCRETE C	0	100	0	0	2,300.00	SF	4.00	4.00	100	2021	2021	3	100	9,200	
4	1242	WD DECK A	0	100	0	0	150.00	SF	10.00	10.00	100	2021	2021	3	97	1,455	

LAND DESCRIPTION

TOTAL OB/XF 11,105

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 05/23/2022 BY KWA 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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NASSAU COUNTY PROPERTY

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

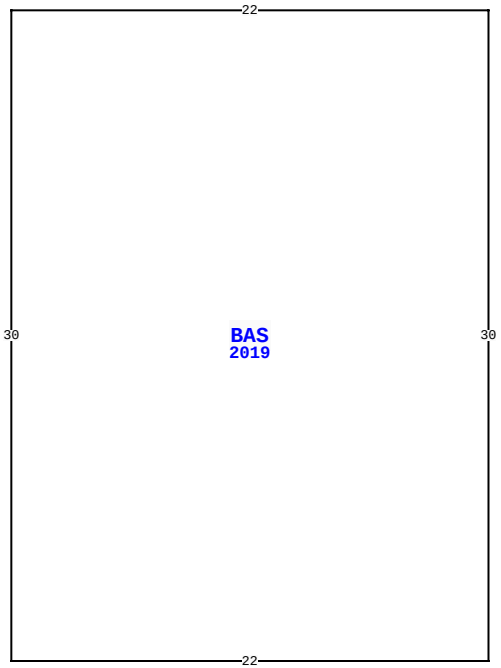
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	14,174
TOTALS	660		660	14,174

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	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 660 HX Base Yr 2020



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W22 S30 E22 N30$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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

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