LOT 38
IN OR 1656/1680
PIRATES WOOD 2 UNR

TRIBE RYAN D
97266 MORGANS WAY
YULEE, FL 32097

2023

43-3N-28-509B-0038-0000

BUILDING CHARACTERISTICS

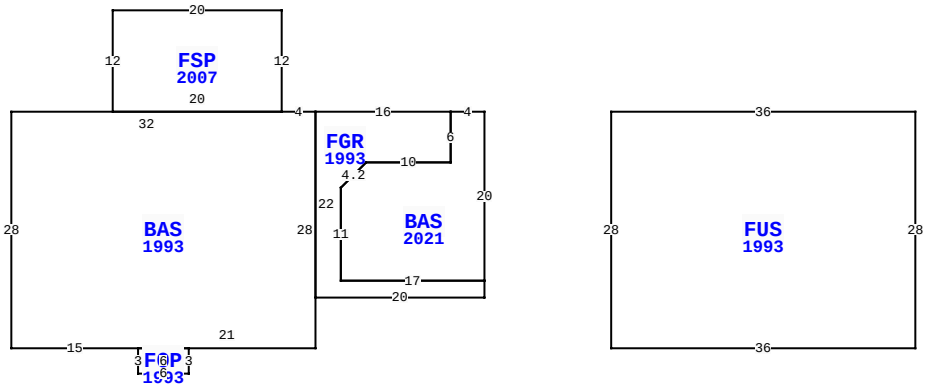
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,008	100	1,008	97,929
BAS	258	100	258	25,065
FGR	183	55	101	9,812
FOP	18	30	5	486
FSP	240	40	96	9,326
FUS	1,008	100	1,008	97,929
TOTALS	2,715		2,476	240,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,476	124.0896	111.99	277,287	1989	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2010 Heated Area: 2274 HX Base Yr 2010



97266 MORGANS WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,546
TOTAL MARKET OB/XF VALUE		6,147
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		346,693
SOH/AGL Deduction		179,323
ASSESSED VALUE		167,370
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,370
TOTAL JUST VALUE		346,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108622	REMODEL	4,500	06/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1656/1680	11/24/2009	WD	U	I	18	157,900
GRANTOR: BANK OF NEW YORK TRUS						
GRANTEE: TRIBE RYAN D						
1636/0088	8/24/2009	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF NEW YORK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W4 FGR=[YR=1993] W16 BAS=[YR=1993] W4
FSP=[YR=2007] N12 W20 S12 E20$ W32 S28 E15 FOP=[YR=1993] S3E6
N3 W6$ E21 N28$ S22 E20 N2 W17 N11 U3 R3 E10 N6$ S6 W10 D3
L3 S11 E17 N20$ PTR=E15 FUS=[YR=1993] E36 S28 W36 N28$ W15$.

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	0810	CONCRETE A	0	100	10	20	200.00	SF	6.50	6.50	100	1989	1989	3	59.5	774	
2	0811	CONCRETE B	0	100	0	0	544.00	SF	5.20	5.20	100	1995	1995	3	72	2,037	
3	0803	ASPHALT C	0	100	0	0	1,320.00	SF	2.00	2.00	100	1995	1995	3	50	1,320	
4	0510	GARAGE WD-	0	100	12	20	240.00	SF	35.00	35.00	100	1995	1995	3	24	2,016	

LAND DESCRIPTION

TOTAL OB/XF 6,147

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 01/04/2022 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS