LOT 39
IN OR 1474/558
PIRATES WOOD 2 UNR

DUNLAP CHRISTINA
97296 MORGANS WAY
YULEE, FL 32097

2023

43-3N-28-509B-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

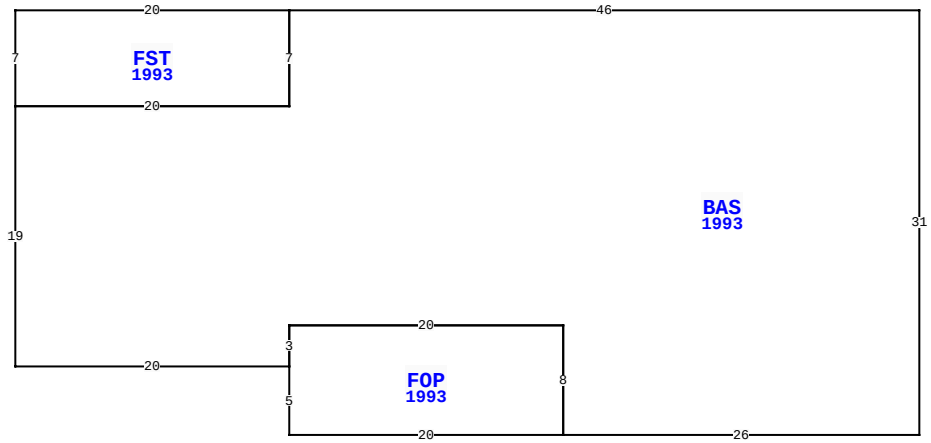
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,646	100	1,646	146,492
FOP	160	30	48	4,272
FST	140	55	77	6,853
TOTALS	1,946		1,771	157,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,771	98.1000	116.49	206,304	1984	1990	0	0	0	23.60	76.40

1 SNGL FAM – 100% - 2001 Heated Area: 1646 HX Base Yr 2001



97296 MORGANS WAY, YULEE

BLD DATE	04/29/2008	RK	LGL DATE	
XF DATE	04/29/2008	RK	LAND DATE	06/16/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,616
TOTAL MARKET OB/XF VALUE		2,030
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		259,646
SOH/AGL Deduction		140,974
ASSESSED VALUE		118,672
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		63,672
TOTAL JUST VALUE		259,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
006920	REMODEL	16,800	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/0558	1/25/2007	WD	U	I	07	100
GRANTOR: DUNLAP PATRICK & CHRI						
GRANTEE: DUNLAP PATRICK & CH						
1470/0908	1/09/2007	WD	U	I	01	100
GRANTOR: DUNLAP PATRICK						
GRANTEE: DUNLAP PATRICK & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 FST=[YR=1993] W20 S7 E20 N7 $ S7 W20 S19 E20 FOP=[YR=1993] S5 E20 N8 W20 S3 $ N3 E20 S8 E26 N31 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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