

LOT 1
IN OR 1303/1180
PIRATES WOOD #2 UNR

FOSTER ANGELA H
97291 MORGANS WAY
YULEE, FL 32097

2024

43-3N-28-509B-0001-0000



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	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4032.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1,479	157,608
BAS	410	100	410	43,691
FGR	870	55	478	50,937
FOP	56	30	17	1,811
FOP	225	30	68	7,246
FSP	540	40	216	23,018
FUS	1,479	100	1,479	157,608
TOTALS	5,059		4,147	441,920

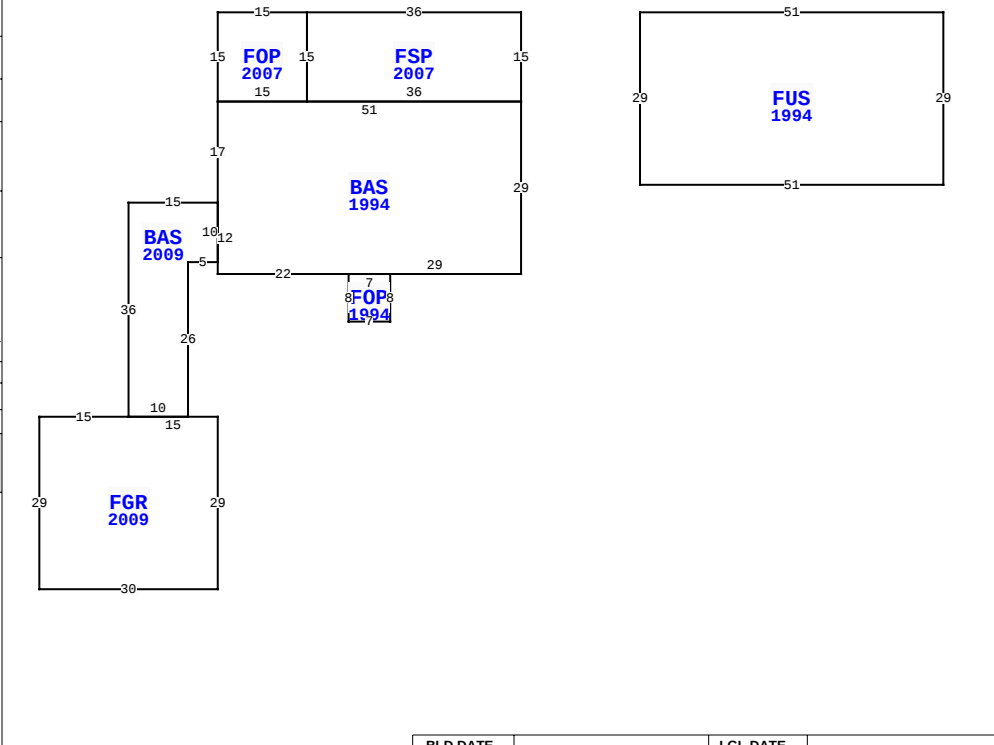
EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	1994	1994	3	76	2,660	
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	31	1,550	
3	0812	CONCRETE C	0 100	0	0	2,233.00	SF	4.00	4.00	100	2001	2001	3	80	7,146	
4	0810	CONCRETE A	0 100	0	0	437.00	SF	6.50	6.50	100	2009	2009	3	90	2,556	

LAND DESCRIPTION			TOTAL OB/XF 13,912													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00

REVIEW DATE	10/13/2020	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,147	97.1520	121.44	503,612	1994	1998	0	0	0 12.25	87.75
1 SNGL FAM - 100% - 2006 Heated Area: 3368 HX Base Yr 2006											



97291 MORGANS WAY, YULEE	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				474,200	
TOTAL MARKET OB/XF VALUE				13,912	
TOTAL LAND VALUE - MARKET				100,000	
TOTAL MARKET VALUE				588,112	
SOH/AGL Deduction				348,854	
ASSESSED VALUE				239,258	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				189,258	
TOTAL JUST VALUE				588,112	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				569,188	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906698	GARAGE	70,171	09/01/2019
B1802221	REPAIR/RRF	3,300	03/01/2018
B21894	ADDITION	32,410	09/01/2008
E21251	ELEC OTHER	300	09/01/2008
M14139	MECH OTHER	100	09/01/2008
R11548	REPAIR/RRF	3,000	09/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1303/1180	3/22/2005	WD	Q	I		225,000	
GRANTOR: NADEAU PHYLLIS H							
GRANTEE: FOSTER MICHAEL C &							
1042/0290	3/07/2002	QC	U	I	01	100	
GRANTOR: NADEAU MICHAEL R							
GRANTEE: NADEAU PHYLLIS H							

BUILDING NOTES							
BUILDING DIMENSIONS							
FSP=[YR=2007] W36 FOP=[YR=2007] W15 S15 BAS=[YR=1994] S17							
BAS=[YR=2009] W15 S36 FGR=[YR=2009] W15 S29 E30 N29 W15\$ E10							
N26 E5 N10\$ S12 E22 FOP=[YR=1994] S8 E7 N8 W7\$ E29 N29 W51\$							
E15 N15\$ S15 E36 N15\$ PTR=E20 FUS=[YR=1994] E51S29 W51 N29 \$							
W20\$.							

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4
ELEMENT	CD	CONSTRUCTION										VALUATION SUMMARY										STANDARD												
Exterior Wall	25	MOD METAL 100										TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION BY				STANDARD				
Roof Structur	10	STEEL FRME 100										6500	11	1,440	66.0400	23.11	33,278	2020	2020	0	0	0	0	3.00	97.00	Tax Group: 4				Tax Dist:				
Roof Cover	12	MODULAR MT 100										2 GARAGE RES - 100% - 2006										Heated Area: 1440				HX Base Yr 2006				BUILDING MARKET VALUE				
Interior Wall	07	NONE 100										30 48 48 30 BAS 2020												TOTAL MARKET OB/XF VALUE				474,200						
Interior Floo	03	CONC FINSH 100																						TOTAL MARKET OB/XF VALUE				13,912						
Air Condition	01																																	