

LOT 6
IN OR 1643/380
PIRATES WOOD 2 UNR

COOPER JULIE P & GORDON N
97203 MORGANS WAY
YULEE, FL 32097

2024

43-3N-28-509B-0006-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS															NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4																				
Exterior Wall	31	HARDIE BRD 100	0900	01	1,722	104.0000	130.00	223,860	1972	2000	0	0	0	11.25	88.75	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2001													Heated Area: 1555																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2001																			
Interior Wall	04	PLYWOOD 50														VALUATION SUMMARY																			
Interior Wall	05	DRYWALL 50														BUILDING MARKET VALUE										210,950									
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE										13,949									
Interior Floo	08	SHT VINYL 20														TOTAL LAND VALUE - MARKET										100,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										324,899									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										197,372									
Bedrooms	3	100														ASSESSED VALUE										127,527									
Bathrooms	1	100														TOTAL EXEMPTION VALUE										50,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										77,527									
Stories	1.	1. 100														TOTAL JUST VALUE										324,899									
Units	0	100	NCON VALUE										0																						
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																																
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										316,531																						
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	974	100	974	112,375																															
BAS	200	100	200	23,075																															
FCP	612	25	153	17,652																															
FOP	20	30	6	692																															
SFB	476	80	381	43,958																															
UOP	40	20	8	923																															
TOTALS			2,322	1,722	198,676																														
EXTRA FEATURES			97203 MORGANS WAY, YULEE																																
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	0810	CONCRETE A	0	100	12	33			396.00	SF	6.50				1,210																				
2	0812	CONCRETE C	0	100	0	0			1,584.00	SF	4.00				5,005																				
3	0812	CONCRETE C	0	100	0	0			2,057.00	SF	4.00				7,734																				
LAND DESCRIPTION																	TOTAL OB/XF 13,949																		
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
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	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 08/06/2024 BY SYS																																			

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