

LOT 24  
IN OR 1785/1576  
PIRATES WOOD 2 UNR

KWAPNIOSKI-NADEAU LUCY ANNE  
97008 MORGANS WAY  
YULEE, FL 32097

2024

43-3N-28-509B-0024-0000



| 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            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| 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       |

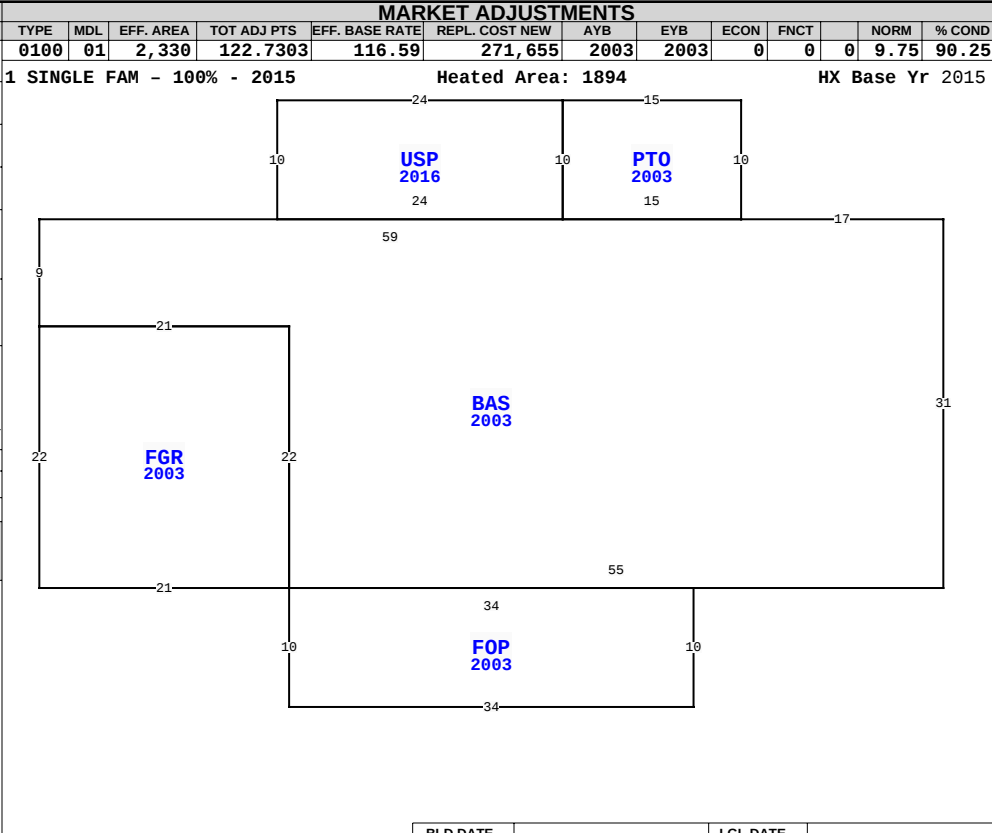
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4032.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,894            | 100         | 1,894        | 199,291              |
| FGR       | 462              | 55          | 254          | 26,727               |
| FOP       | 340              | 30          | 102          | 10,733               |
| PTO       | 150              | 5           | 8            | 842                  |
| USP       | 240              | 30          | 72           | 7,576                |
| TOTALS    | 3,086            |             | 2,330        | 245,169              |

| EXTRA FEATURES |            |             |         |   |   |          |    |       |                |           |         |             |   |        |
|----------------|------------|-------------|---------|---|---|----------|----|-------|----------------|-----------|---------|-------------|---|--------|
| 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 |
| 1              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,452.00 | SF | 4.00  | 4.00           | 100       | 2003    | 2003        | 3 | 83     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|
| 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 |
| 1                | 000100   | C   | SFR                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    |

REVIEW DATE 01/20/2023 BY DJA



|                          |          |           |            |     |
|--------------------------|----------|-----------|------------|-----|
| 97008 MORGANS WAY, YULEE | BLD DATE | LGL DATE  | 06/16/2023 | MLU |
|                          | XF DATE  | LAND DATE |            |     |
|                          | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 4,821       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |              |  | PAGE 1 of 1 | 4 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 4 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 245,169     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 4,821       |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 100,000     |   |
| TOTAL MARKET VALUE        |  |              |  | 349,990     |   |
| SOH/AGL Deduction         |  |              |  | 171,958     |   |
| ASSESSED VALUE            |  |              |  | 178,032     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  | 50,000      |   |
| BASE TAXABLE VALUE        |  |              |  | 128,032     |   |
| TOTAL JUST VALUE          |  |              |  | 349,990     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 339,078     |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M1704283   | H/AC        | 0       | 07/01/2017 |
| B1633455   | SHED        | 0       | 11/28/2016 |
| B0311054   | NEW CONSTR  | 142,742 | 04/01/2003 |

| SALES DATA                    |           |           |     |     |        |            |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1785/1576                     | 3/12/2012 | QC        | U   | I   | 11     | 100        |
| GRANTOR: NADEAU MICHAEL R     |           |           |     |     |        |            |
| GRANTEE: KWAPNIOSKI-NADEAU L  |           |           |     |     |        |            |
| 1115/1546                     | 2/25/2003 | WD        | Q   | V   |        | 26,500     |
| GRANTOR: TERRY ROBERT & JUDIE |           |           |     |     |        |            |
| GRANTEE: NADEAU MICHAEL R     |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2003] W17 PTO=[YR=2003] N10 W15 USP=[YR=2016] W24 S10 E24 N10\$ S10 E15\$ W59 S9 FGR=[YR=2003] S22 E21 FOP=[YR=2003] S10 E34 N10 W34 \$N22 W21 \$ E21 S22 E55 N31 \$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS