

LOT 26
IN OR 2258/1009
PIRATES WOOD 2 UNR

RUTHERFORD EDDIE R & SUSAN
97054 MORGANS WAY
YULEE, FL 32097

2024

43-3N-28-509B-0026-0000



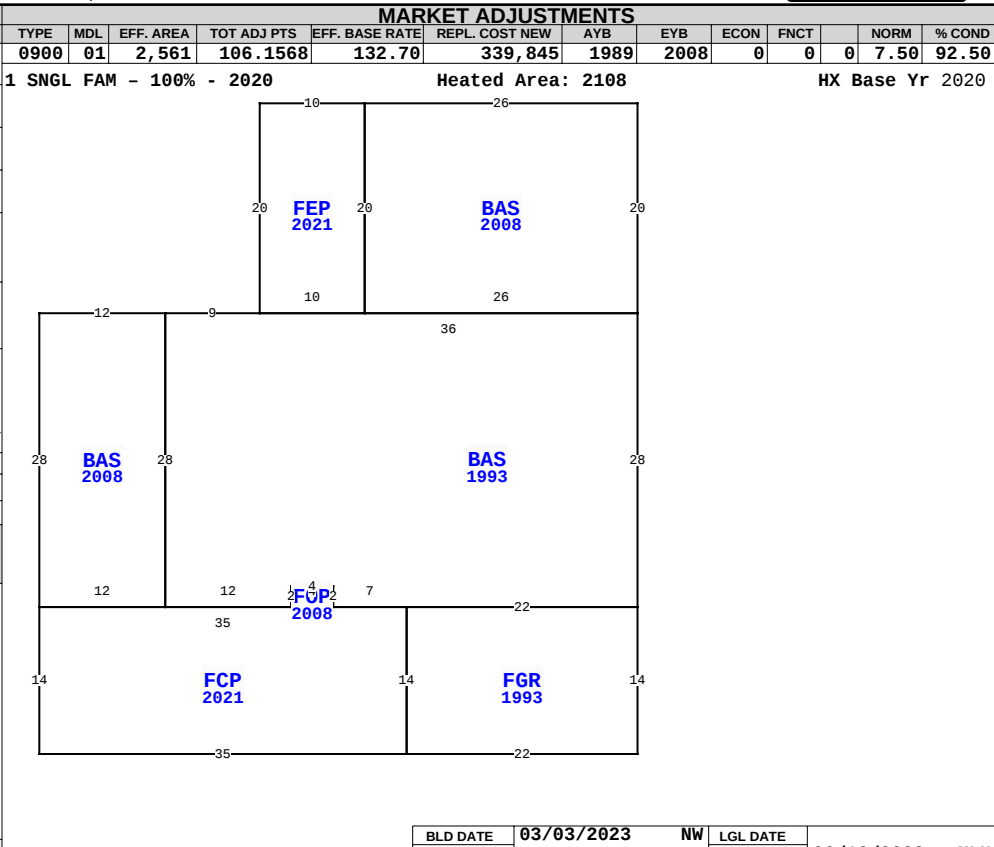
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,252	100	1,252	153,680
BAS	336	100	336	41,243
BAS	520	100	520	63,829
FCP	490	25	122	14,975
FEP	200	80	160	19,640
FGR	308	55	169	20,744
FOP	8	30	2	245
TOTALS	3,114		2,561	314,357

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0855	CONC PAVER	0	100	21	20	420.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	



97054 MORGANS WAY, YULEE	BLD DATE 03/03/2023	NW	LGL DATE 06/16/2023	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					328,531				
TOTAL MARKET OB/XF VALUE					7,950				
TOTAL LAND VALUE - MARKET					100,000				
TOTAL MARKET VALUE					436,481				
SOH/AGL Deduction					165,809				
ASSESSED VALUE					270,672				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					220,672				
TOTAL JUST VALUE					436,481				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					422,688				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104494	CARPORT	11,956	04/12/2021
R2103829	ROOF	0	03/30/2021
B2001143	GARAGE	36,225	02/06/2020
B2000055	REAR SCR N ROOM	5,887	01/03/2020
R11040	REPAIR/RRF	5,000	02/01/2008
M13629	MECH OTHER	0	02/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2258/1009	2/28/2019	WD	Q	I	02	250,000	
GRANTOR: COLEMAN BOBBY & ANGEL							
GRANTEE: RUTHERFORD EDDIE R							
2178/1354	2/07/2018	WD	Q	I	02	240,000	
GRANTOR: HIGGINBOTHAM MATTHEW							
GRANTEE: COLEMAN BOBBY & ANG							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W26 FEP=[YR=2021] W10 S20 BAS=[YR=1993] W9									
BAS=[YR=2008] W12 S28 FCP=[YR=2021] S14 E35 N14 W35\$ E12									
N28\$ S28 E12 FOP=[YR=2008] E4 N2 W4 S2\$ N2 E4 S2 E7									
FGR=[YR=1993] S14 E22 N14 W22\$ E22 N28 W36\$ E10 N20\$ S20 E26 N20\$.									

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