LOT 30
IN OR 2511/161
ESMT OR 1761/332

HOWINGTON QUINN
97126 MORGANS WAY
YULEE, FL 32097

2024

43-3N-28-509B-0030-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

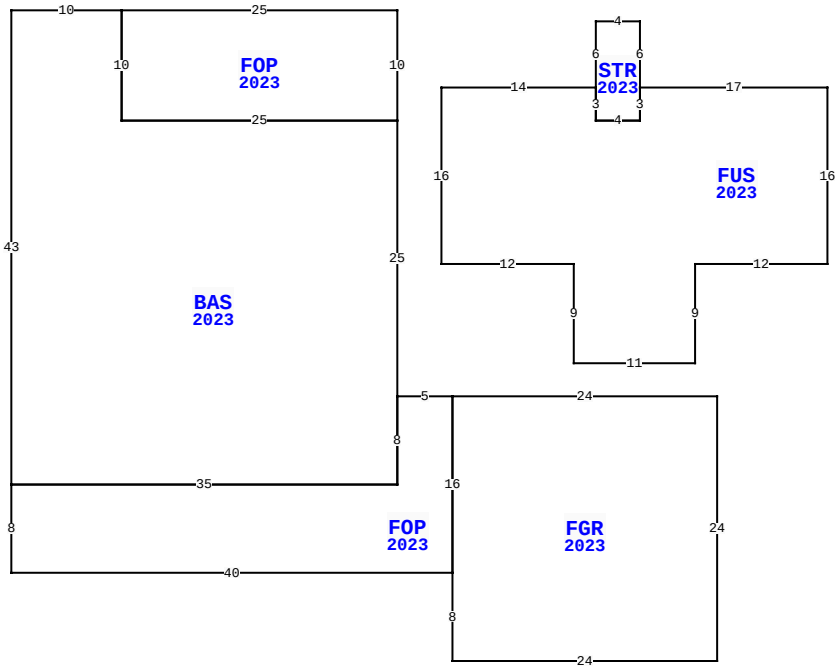
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,255	100	1,255	207,364
FGR	576	55	317	52,378
FOP	250	30	75	12,392
FOP	360	30	108	17,845
FUS	647	100	647	106,904
STR	36	10	4	661
TOTALS	3,124		2,406	397,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,406	110.1520	165.23	397,543	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 1902 HX Base Yr 2024



97126 MORGANS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		397,543
TOTAL MARKET OB/XF VALUE		4,589
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		502,132
SOH/AGL Deduction		108,126
ASSESSED VALUE		394,006
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		344,006
TOTAL JUST VALUE		502,132
NCON VALUE		402,132
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002683	CO ISSUED	0	02/28/2023
2007542	NEW CONSTR	342,185	05/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/0161	11/02/2021	WD	Q	V	01	90,000
GRANTOR: FISHER NICHOLAS R & C						
GRANTEE: HOWINGTON QUINN						
2455/1547	4/23/2021	WD	Q	I	01	70,000
GRANTOR: HULETT EARLE CARY III						
GRANTEE: FISHER CHEYLYNN COL						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	706.00	SF	6.50	6.50	100	2023	2023		100	4,589	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W25 N10 W10 S43 E35 N8 N25 $
FUS=[YR=2023;ORIG=84,7] E14 S3 E4 N3 E17 S16 W12 S9 W11 N9 W12 N16 $
FGR=[YR=2023;ORIG=85,35] E24 S24 W24 N8 N16 $
FOP=[YR=2023;ORIG=45,43] E35 N8 E5 S16 W40 N8 $
FOP=[YR=2023;ORIG=55,10] E25 N10 W25 S10 $
STR=[YR=2023;ORIG=98,1] E4 S6 S3 W4 N3 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,589

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	0006	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 06/16/2023 BY MLU Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS