

LOT 36
IN OR 2306/905
PIRATES WOOD 2 UNR

RISKER MONICA & CHAD E
97228 MORGANS WAY
YULEE, FL 32097

2024

43-3N-28-509B-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4032.00	04

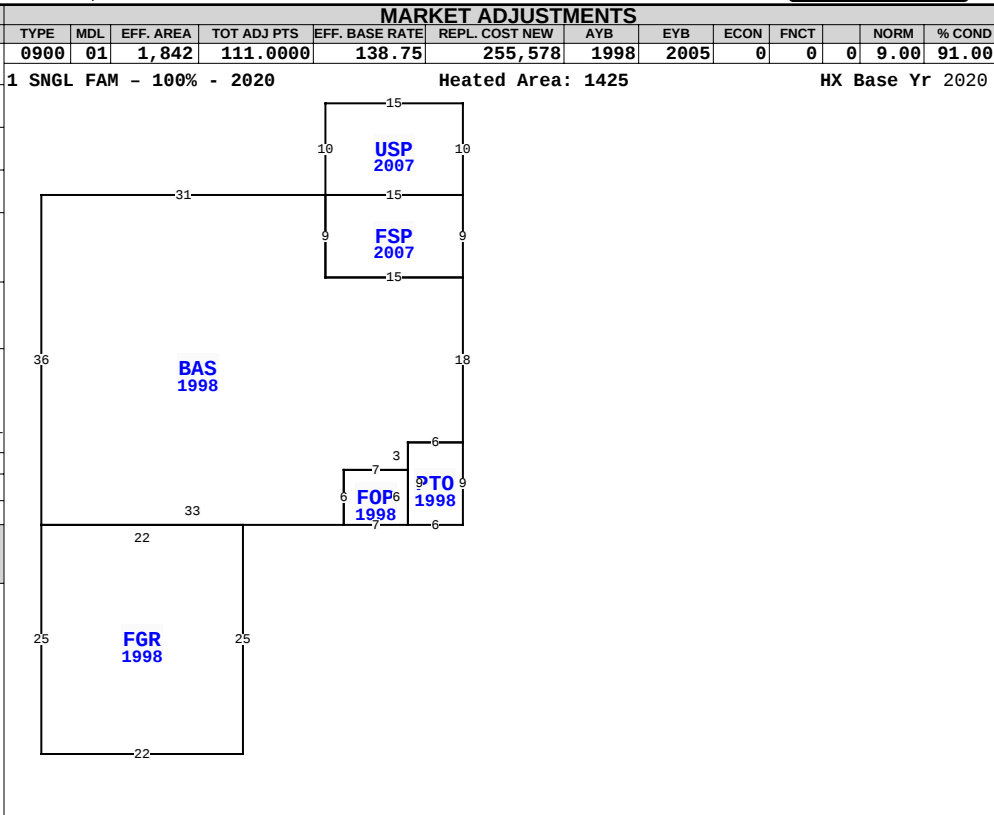
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100	1,425	179,924
FGR	550	55	302	38,132
FOP	42	30	13	1,642
FSP	135	40	54	6,819
PTO	54	5	3	379
USP	150	30	45	5,682

TOTALS	2,356		1,842	232,576
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	6.50	100	1998
2	0812	CONCRETE C	0 100	0	0	2,300.00	SF	4.00	4.00	100	2021
3	1242	WD DECK A	0 100	0	0	150.00	SF	10.00	10.00	100	2021

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

REVIEW DATE	05/23/2022	BY	KWA
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BLD DATE		LGL DATE	06/16/2023
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	1998	1998	3	75	439	
4.00	100	2021	2021	3	99	9,108	
10.00	100	2021	2021	3	93	1,395	

TOTAL OB/XF											
10,942											

Total Acres:	0.00	Total Land Value:	100,000	Market:	0	Agricultural:	0	Common:	100,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		246,604	
TOTAL MARKET OB/XF VALUE		10,942	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		357,546	
SOH/AGL Deduction		182,776	
ASSESSED VALUE		174,770	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		124,770	
TOTAL JUST VALUE		357,546	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,436	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106461	10-WIND 1-SGB 1-D	20,000	05/19/2021
B1908950	GARAGE	34,776	11/01/2019
R1906078	REPAIR/RRF	7,900	07/01/2019
984759	NEW CONSTR	115,000	05/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2306/0905	9/24/2019	WD	Q	I	01	226,000	
GRANTOR: JAKUBASZ JAY J							
GRANTEE: RISKER MONICA & CHA							
1278/0753	12/06/2004	WD	Q	I		150,000	
GRANTOR: MCMILLAN PATRICIA A							
GRANTEE: JAKUBASZ JAY J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=2007] N10 W15 S10 E15\$ FSP=[YR=2007] W15 BAS=[YR=1998] W31 S36 FGR=[YR=1998] S25 E22 N25 W22 \$ E33 FOP=[YR=1998] E7 PTO=[YR=1998] E6 N9 W6 S9 \$ N6 W7 S6 \$ N6 E7 N3 E6 N18 W15 N9 \$ S9 E15 N9 \$.											

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