

LOT 37
IN OR 2121/294
PIRATES WOOD 2 UNR

BENNETT THEOTIS SR & LAURETTE MARIE
97248 MORGANS WAY
YULEE, FL 32097

2024

43-3N-28-509B-0037-0000



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 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	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	1,989	100	1,989	267,199
FGR	384	55	211	28,346
FOP	116	30	35	4,702
FSP	160	40	64	8,598
FST	15	55	8	1,075
TOTALS	2,664		2,307	309,919

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	60.00	SF	6.50	6.50	
2	0812	CONCRETE C	0	100	0	0	1,484.00	SF	4.00	4.00	

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,307	109.6620	137.08	316,244	2019	2019	0	0	2.00	98.00
1 SNGL FAM - 100% - 2020 Heated Area: 1989 HX Base Yr 2020											
97248 MORGANS WAY, YULEE											
BLD DATE: 06/16/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		309,919	
TOTAL MARKET OB/XF VALUE		6,199	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		416,118	
SOH/AGL Deduction		168,582	
ASSESSED VALUE		247,536	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		192,536	
TOTAL JUST VALUE		416,118	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,175	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1810129	C0 ISSUED	0	05/01/2019
B1810129	NEW CONSTR	267,907	10/05/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2121/0294	5/15/2017	WD	Q	V	02
					SALE PRICE 40,000
GRANTOR: STEVE JOLLY ENTERPRIS					
GRANTEE: BENNETT THEOTIS SR					
1415/0122	5/25/2006	WD	Q	V	
					70,000
GRANTOR: MALEY PATRICK A & KAT					
GRANTEE: STEVE JOLLY ENTERPR					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2019] W19 FSP=[YR=2021] N8 W20 S8 E20\$ W31 S48 E10 FOP=[YR=2019] S6 E10 N2 E11 N4 FGR=[YR=2019] E19 N21 W4 FST=[YR=2019] W5 S3E5 N3\$ S3 W5 N3 W10 S21\$ W13 N2 W6 S2 W2 \$ E2 N2 E6 S2 E13 N21 E19 N27\$.											