

LOT 38
IN OR 1656/1680
PIRATES WOOD 2 UNR

TRIBE RYAN D
97266 MORGANS WAY
YULEE, FL 32097

2024

43-3N-28-509B-0038-0000



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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,008	100	1,008	102,493
BAS	258	100	258	26,234
FGR	183	55	101	10,270
FOP	18	30	5	508
FSP	240	40	96	9,761
FUS	1,008	100	1,008	102,493
TOTALS	2,715		2,476	251,760

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	10	20	200.00	SF	6.50	6.50	100	1989
2	0811	CONCRETE B	0 100	0	0	544.00	SF	5.20	5.20	100	1995
3	0803	ASPHALT C	0 100	0	0	1,320.00	SF	2.00	2.00	100	1995
4	0510	GARAGE WD-	0 100	12	20	240.00	SF	35.00	35.00	100	1995

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,476	124.0896	117.89	291,896	1989	1995	0	0	13.75	86.25
1 SINGLE FAM - 100% - 2010 Heated Area: 2274 HX Base Yr 2010											
97266 MORGANS WAY, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG 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		251,760	
TOTAL MARKET OB/XF VALUE		5,973	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		357,733	
SOH/AGL Deduction		185,342	
ASSESSED VALUE		172,391	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		122,391	
TOTAL JUST VALUE		357,733	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,693	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108622	REMODEL	4,500	06/30/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1656/1680	11/24/2009	WD	U	I	18
GRANTOR: BANK OF NEW YORK TRUS					
GRANTEE: TRIBE RYAN D					
1636/0088	8/24/2009	CT	U	V	18
GRANTOR: CLERK OF COURT					
GRANTEE: BANK OF NEW YORK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W4 FGR=[YR=1993] W16 BAS=[YR=1993] W4 FSP=[YR=2007] N12 W20 S12 E20\$ W32 S28 E15 FOP=[YR=1993] S3E6 N3 W6\$ E21 N28\$ S22 E20 N2 W17 N11 U3 R3 E10 N6\$ S6 W10 D3 L3 S11 E17 N20\$ PTR=E15 FUS=[YR=1993] E36 S28 W36 N28\$ W15\$.											