LOTS 2 & 3 MILITARY
PT OR 440/491 & IN OR 1406/729
PIRATES WOOD 2 UNR

GOAR RICHARD L & KRISTI D
97269 MORGANS WAY
YULEE, FL 32097

2025

43-3N-28-509B-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

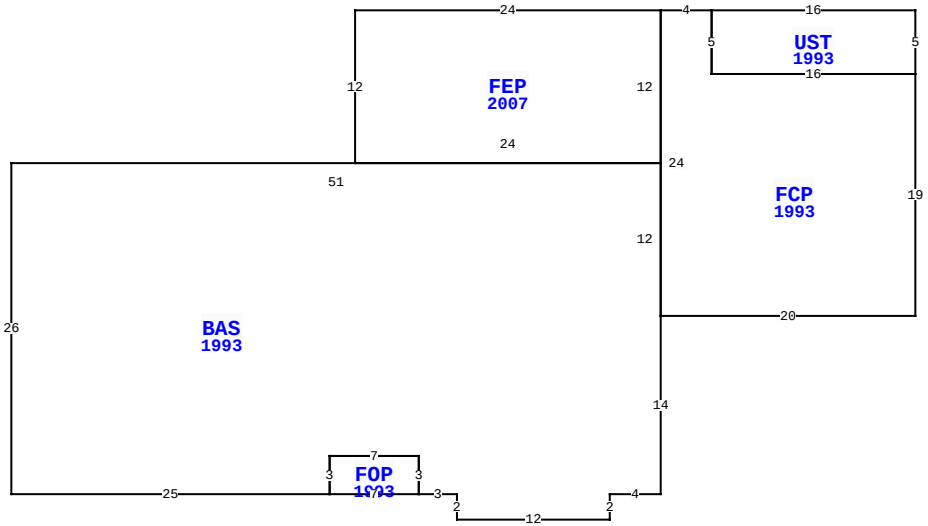
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,329	100	1993	1,329	169,612
FCP	400	25	1993	100	12,762
FEP	288	80	2007	230	29,353
FOP	21	30	1993	6	766
UST	80	45	1993	36	4,595
TOTALS	2,118			1,701	217,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,701	112.1000	147.97	251,697	1976	1996	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 1985 Heated Area: 1329 HX Base Yr 1985



97269 MORGANS WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,089
TOTAL MARKET OB/XF VALUE		3,406
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		420,495
SOH/AGL Deduction		270,773
ASSESSED VALUE		149,722
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,000
TOTAL JUST VALUE		420,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001991	REPAIR/RRF	19,000	03/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0440/0491	12/01/1984	MS	U	I		65,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S26 E25 FOP=[YR=1993] E7 N3 W7S3$ N3 E7 S3 E3 S2 E12 N2 E4 N14 FCP=[YR=1993] E20 N19 UST=[YR=1993] N5 W16 S5E16$ W16 N5 W4 S24 $ N12$ FEP=[YR=2007] N12 W24 S12E24$
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	1980	1980	3	30	546	
3	0940	SHEDS/PORT	0	100	10	22	220.00	SF	30.00	30.00	100	1995	1995	3	20	1,320	

LAND DESCRIPTION

TOTAL OB/XF 3,406

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	RES	100		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS