LOT 7
IN OR 735/1201
PIRATES WOOD 2 UNR

HULETT EARLE C III & LISA B
97189 MORGAN'S WAY
YULEE, FL 32097

2025

43-3N-28-509B-0007-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

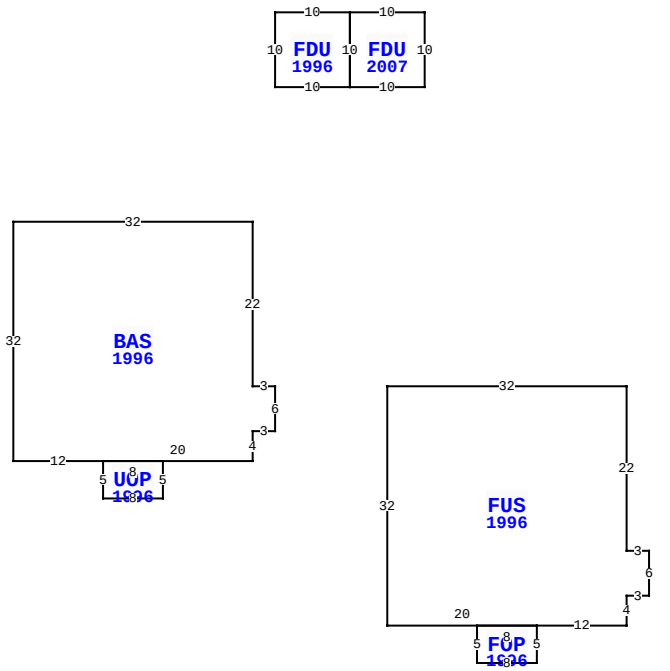
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,042	100	1996	1,042	117,733
FDU	100	65	1996	65	7,344
FDU	100	65	2007	65	7,344
FOP	40	30	1996	12	1,356
FUS	1,042	100	1996	1,042	117,733
UOP	40	20	1996	8	904
TOTALS	2,364			2,234	252,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,234	99.2446	131.00	292,654	1996	1996	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 1997 Heated Area: 2084 HX Base Yr 1997



97189 MORGANS WAY, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,414
TOTAL MARKET OB/XF VALUE		12,022
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		364,436
SOH/AGL Deduction		215,667
ASSESSED VALUE		148,769
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		93,047
TOTAL JUST VALUE		364,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009847	REPAIR/RRF	7,800	11/01/2020
96-2751	NEW CONSTR	1,000,000	03/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0735/1201	8/03/1995	WD	Q	V		7,500
GRANTOR: SCOTT ROBERT A & SHAR						
GRANTEE: HULETT EARLE C III						
0495/0677	8/01/1986	WD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W3 N22 W32 S32 E12 UOP=[YR=1996] S5 E8 N5 W8 $ E20 N4 E3 N6 $ PTR= E15 FUS=[YR=1996] E32 S22 E3 S6 W3 S4 W12 FOP=[YR=1996] S5 W8 N5 E8 $ W20 N32 $ W15 $ PTR= N40 FDU=[YR=1996] N10 E10 FDU=[YR=2007] E10 S10 W10 N10$ S10 W10$ S40 $.

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	394.00	SF	6.50	6.50	100	1996	1996	3	70	1,793	
2	0811	CONCRETE B	0	100	0	0	1,400.00	SF	5.20	5.20	100	2009	2009	3	89	6,479	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	75	3,750	

LAND DESCRIPTION

TOTAL OB/XF 12,022

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	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS