

MAGGIO FREDERICK R JR L/E/
97173 MORGANS WAY
YULEE, FL 32097

43-3N-28-509B-0008-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																														
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY																																													
Exterior Wall		31	HARDIE BRD 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY				STANDARD																													
Roof Structur		08	IRREGULAR 100		0500	01	4,177	95.1984	150.41	628,263	2005	2005	0	0	9.25	90.75	Tax Group: 4				Tax Dist:																													
Roof Cover		03	COMP SHNGL 100		1 SFR CUST - 100% - 2016												Heated Area: 3522												HX Base Yr 2016																					
Interior Wall		05	DRYWALL 100														BUILDING MARKET VALUE												570,149																					
Interior Floo		12	HARDWOOD 60														TOTAL MARKET OB/XF VALUE												19,978																					
Interior Floo		11	CLAY TILE 40														TOTAL LAND VALUE - MARKET												100,000																					
Air Condition		03	CENTRAL 100														TOTAL MARKET VALUE												690,127																					
Heating Type		04	AIR DUCTED 100														SOH/AGL Deduction												456,042																					
Bedrooms			4 100		ASSESSED VALUE												234,085																																	
Bathrooms			4.5 100		TOTAL EXEMPTION VALUE												HX HB WR 55,722																																	
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE												178,363																																	
Stories		2.	2. 100		TOTAL JUST VALUE												690,127																																	
Units		0	0 100		NCON VALUE												0																																	
Occupancy		00	NONE 100		INCOME VALUE												PREVIOUS YEAR MKT VALUE												665,515																					
Quality		01	Quality Level 01																																															
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	2,070	100	2005	2,070	282,549																																													
FGR	713	55	2005	392	53,507																																													
FOP	280	30	2005	84	11,465																																													
FUS	1,122	100	2005	1,122	153,150																																													
FUS	330	100	2021	330	45,044																																													
UEP	280	60	2008	168	22,932																																													
UST	24	45	2021	11	1,502																																													
TOTALS		4,819			4,177	570,149																																												
EXTRA FEATURES					97173 MORGANS WAY, YULEE																																													
L N	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	0812	CONCRETE C	0 100	0	0	1,993.00	SF	4.00	4.00	100	2005	2005	3	84	6,696																																			
2	1242	WD DECK A	0 100	0	0	192.00	SF	10.00	10.00	100	2005	2005	3	22	422																																			
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080																																			
4	0855	CONC PAVER	0 100	0	0	120.00	SF	10.00	10.00	100	2008	2008	3	88	1,056																																			
5	0855	CONC PAVER	0 100	0	0	645.00	SF	7.50	7.50	100	2015	2015	3	95	4,596																																			
6	0940	SHEDS/PORT	0 100	20	8	160.00	SF	30.00	30.00	100	2020	2020	3	86	4,128																																			
LAND DESCRIPTION																	TOTAL OB/XF																	19,978																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																	