

LOT 9
IN OR 1976/1557
PIRATES WOOD 2 UNR

BOONE REBECCA J
97153 MORGANS WAY
YULEE, FL 32097

2025

43-3N-28-509B-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	1,680	100	1993	1,680	189,810
FOP	64	30	1993	19	2,146
FOP	192	30	1993	58	6,553
FST	64	55	1993	35	3,954
TOTALS	2,000			1,792	202,464

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0479	VF PICKET	0 100	0	0	66.00	LF	10.00	
2	0476	VF 6 SBPL	0 100	0	0	193.00	LF	32.00	
3	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	
4	0351	CARPORT MT	0 100	22	20	440.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,792	100.7000	132.92	238,193	1983	1993	0	0	0	15.00	85.00	

1 SNGL FAM - 100% - 2016

Heated Area: 1680

HX Base Yr 2016

The diagram shows a property layout with the following dimensions and labels:

- Top section: Two rectangles, each 8 units wide and 8 units high, labeled **FOP 1993**. They are separated by 8 units.
- Central section: A large rectangle labeled **BAS 1993** with a width of 44 units and a height of 30 units.
- Bottom section: A rectangle labeled **FOP 1993** with a width of 24 units and a height of 8 units.
- Overall dimensions: The total width is 44 units. The total height is 30 units (central) + 8 units (top) + 8 units (bottom) = 46 units.

BLD DATE	04/28/2008	RK	LGL DATE	
XF DATE	04/28/2008	RK	LAND DATE	06/16/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		202,464	
TOTAL MARKET OB/XF VALUE		10,433	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		312,897	
SOH/AGL Deduction		179,955	
ASSESSED VALUE		132,942	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		82,220	
TOTAL JUST VALUE		312,897	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,082	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2115714	CARPORT	13,173	11/12/2021
R1414112	REPAIR/RRF	4,000	10/02/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1976/1557	4/24/2015	WD	Q	I	01	140,000	
GRANTOR: WORTH SILAS W & WANDA							
GRANTEE: BOONE REBECCA J							
0340/0504	7/01/1981	WD	Q	V		4,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 FST=[YR=1993] N8 W8 FOP=[YR=1993] W8 S8 E8 N8 \$ S8 E8\$ W44 S30 E16 FOP=[YR=1993] S8 E24 N8 W24 \$ E40 N30 \$.									