

LOT 11
IN OR 2713/1471
PIRATES WOOD #2 UNR

SHIBLEY JAMES C & VALERIE J L/E/
97105 MORGANS WAY
YULEE, FL 32097

2025

43-3N-28-509B-0011-0000



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	13	LVT/LAMMT 90
Interior Floo	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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
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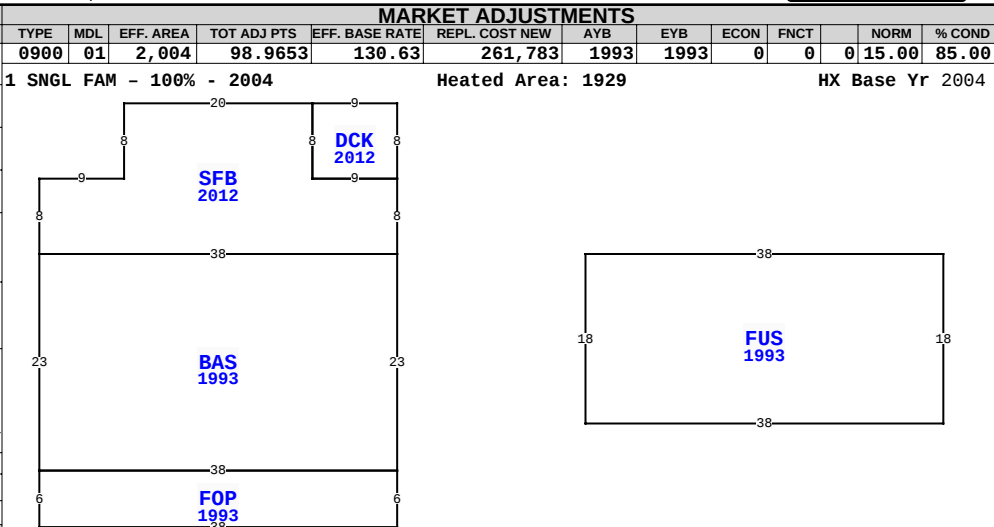
NEIGHBORHOOD/LOC	4032.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	874	100	1993	874	97,045
DCK	72	10	2012	7	777
FOP	228	30	1993	68	7,551
FUS	684	100	1993	684	75,948
SFB	464	80	2012	371	41,194

TOTALS	2,322			2,004	222,516
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0	100	26	28			728.00	SF	1994
2	0510	GARAGE WD-	0	100	20	20			400.00	SF	2003

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	RES	100		RSF-1	0.00	0.00	1.00	LT	1.00



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

97105 MORGANS WAY, YULEE

97105 MORGANS WAY, YULEE					INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
728.00	SF	40.00	40.00	100	1994	1994	3	66	19,219		
400.00	SF	20.65	20.65	100	2003	2003	3	30	2,478		

TOTAL OB/XF											21,697	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	1	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		222,516	
TOTAL MARKET OB/XF VALUE		21,697	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		344,213	
SOH/AGL Deduction		196,017	
ASSESSED VALUE		148,196	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		97,474	
TOTAL JUST VALUE		344,213	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,862	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25918	REMODEL	5,500	04/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2713/1471	5/23/2024	QC	U	I	11	100	
GRANTOR: SHIBLEY JAMES C & VAL							
GRANTEE: MILLER DOROTHY SHIB							
1133/0412	4/29/2003	TD	Q	I		142,500	
GRANTOR: BOUFFARD GERALDINE B							
GRANTEE: SHIBLEY JAMES C & V							

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=2012] N8 DCK=[YR=2012] N8 W9 S8 E9 \$W9 N8 W20 S8W9 S8 E38\$ BAS=[YR=1993] W38 S23 FOP=[YR=1993] S6 E38 N6 W38\$ E38 N23\$ PTR=E20 FUS=[YR=1993] E38 S18 W38 N18\$ W20\$.											