LOTS 12 & 13
IN OR 2210/1790
PIRATES WOOD 2 UNR

WINEGARDEN JOHNNY H & JOANNE R L/E/
97081 MORGANS WAY
YULEE, FL 32097

2025

43-3N-28-509B-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

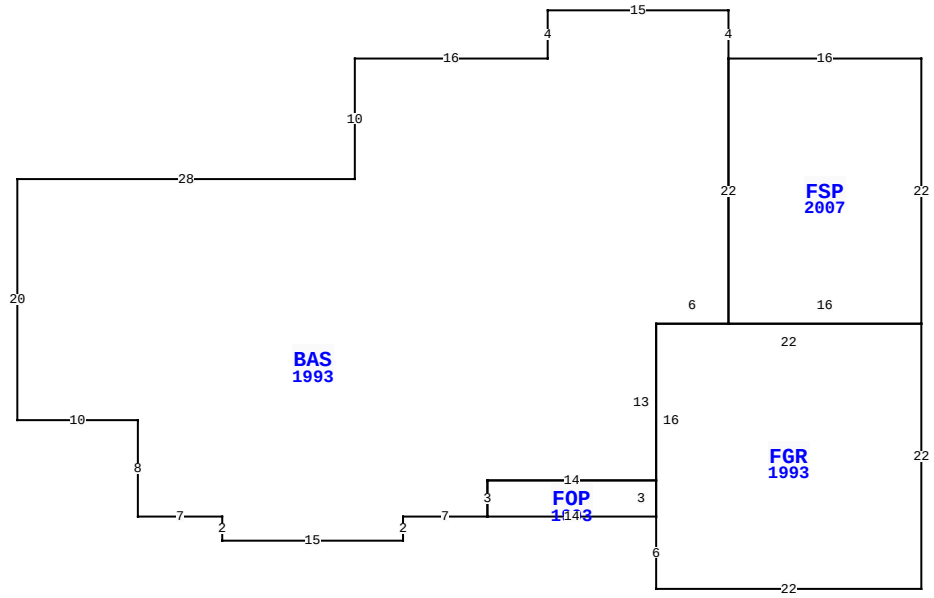
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100	1993	1,834	206,105
FGR	484	55	1993	266	29,893
FOP	42	30	1993	13	1,461
FSP	352	40	2007	141	15,846
TOTALS	2,712			2,254	253,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,254	108.3684	143.05	322,435	1993	1993	0	0	0	21.44	78.56

1 SNGL FAM – 100% - 2019 Heated Area: 1834 HX Base Yr 2019



97081 MORGANS WAY, YULEE

BLD DATE	03/03/2023 NW	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		284,879
TOTAL MARKET OB/XF VALUE		4,340
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		459,219
SOH/AGL Deduction		257,223
ASSESSED VALUE		201,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,274
TOTAL JUST VALUE		459,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012135	GARAGE	36,225	12/07/2020
R177737	REPAIR/RRF	0	12/01/2017
7627	NEW CONSTR	80,197	10/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2673/1823	10/10/2023	LE	U	I	11	100
GRANTOR: WINEGARDEN JOHNNY H &						
GRANTEE: O'BRIEN JENNIKA						
2210/1790	6/08/2018	WD	Q	I	01	235,000
GRANTOR: TAUSCHER MATTHEW ALLE						
GRANTEE: WINEGARDEN JOHNNY H						

BUILDING NOTES

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	1993	1993	3	72	2,520	
2	0811	CONCRETE B	0	100	0	0	500.00	SF	5.20	5.20	100	1996	1996	3	70	1,820	

BUILDING DIMENSIONS

FSP=[YR=2007] W16 BAS=[YR=1993] N4 W15 S4 W16 S10 W28 S20 E10 S8 E7 S2 E15 N2 E7 FOP=[YR=1993] E14 FGR=[YR=1993] S6 E22 N22 W22 S16$ N3 W14 S3$ N3 E14 N13 E6 N22$ S22 E16 N22 $.

LAND DESCRIPTION

TOTAL OB/XF 4,340

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	0.85	100,000.00	85,000.00	170,000							

REVIEW DATE 12/29/2021 BY KW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS

LOTS 12 & 13
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PIRATES WOOD 2 UNR

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2025

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BUILDING CHARACTERISTICS

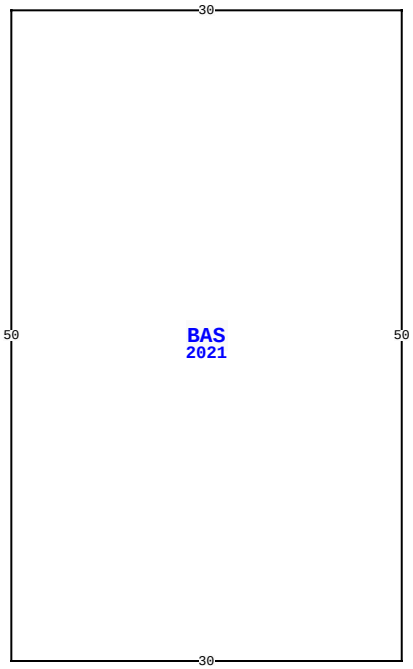
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,500	100	2021	1,500	31,574
TOTALS	1,500			1,500	31,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	58.6500	21.70	32,550	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2019 Heated Area: 1500 HX Base Yr 2019



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PAGE 2 of 2 4

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GRANTOR: TAUSCHER MATTHEW ALLE						
GRANTEE: WINEGARDEN JOHNNY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S50 E30 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/29/2021 BY KW Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS