LOT 17
IN OR 880/334
PIRATES WOOD 2 UNR

SERGENT VENELDA V
97001 MORGANS WAY
YULEE, FL 32097

2025

43-3N-28-509B-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

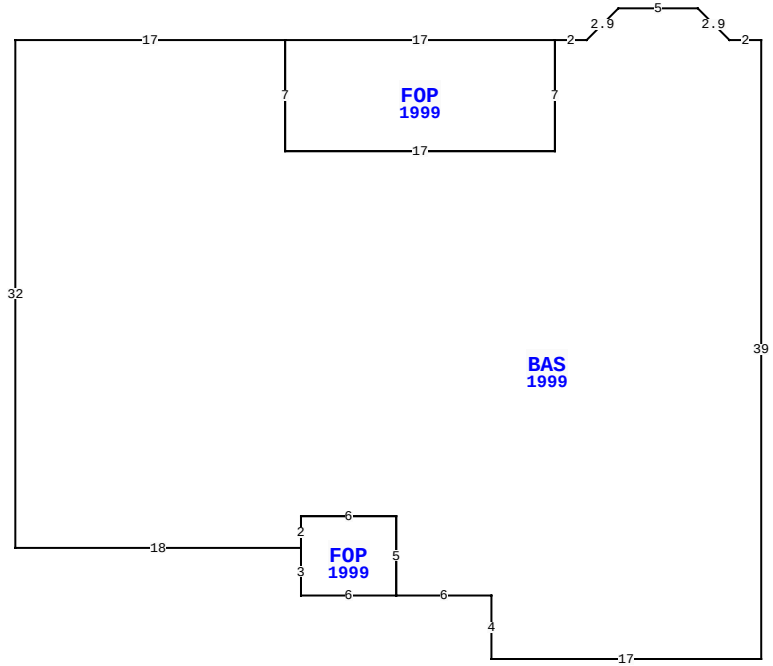
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,524	100	1999	1,524	188,668
FOP	30	30	1999	9	1,114
FOP	119	30	1999	36	4,457
TOTALS	1,673			1,569	194,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,569	106.8807	141.08	221,355	1999	1999	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2000 Heated Area: 1524 HX Base Yr 2000



97001 MORGANS WAY, YULEE

BLD DATE		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		194,239
TOTAL MARKET OB/XF VALUE		1,602
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		295,841
SOH/AGL Deduction		161,665
ASSESSED VALUE		134,176
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,454
TOTAL JUST VALUE		295,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906006	NEW CONSTR	80,000	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0880/0334	4/23/1999	WD	Q	V		12,900

GRANTOR: CURNUTTE DONALD P & H

GRANTEE: SERGENT VENELDA V

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 L2 U2 W5 D2 L2 W2 FOP=[YR=1999] W17 S7 E17 N7 $ S7 W17 N7 W17 S32 E18 FOP=[YR=1999] S3 E6 N5 W6 S2 $ N2 E6 S5 E6 S4 E17 N39 $.

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	0811	CONCRETE B	0	100	0	0	400.00	SF	5.20	5.20	100	2000	2000	3	77	1,602	

LAND DESCRIPTION

TOTAL OB/XF 1,602

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