

LOT 26
IN OR 2258/1009
PIRATES WOOD 2 UNR

RUTHERFORD EDDIE R & SUSAN
97054 MORGANS WAY
YULEE, FL 32097

2025

43-3N-28-509B-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
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
BAS	1,252	100
BAS	336	100
BAS	520	100
FCP	490	25
FEP	200	80
FGR	308	55
FOP	8	30
TOTALS	3,114	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,561	106.1568	140.13	358,873	1989	2008	0	0	8.00	92.00
1 SNGL FAM - 100% - 2020 Heated Area: 2108 HX Base Yr 2020											
BLD DATE	03/03/2023						NW	LGL DATE			
XF DATE								LAND DATE	06/16/2023		
INC DATE								AG DATE	MLU		

NASSAU COUNTY PROPERTY				PAGE 1 of 2		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				344,989		
TOTAL MARKET OB/XF VALUE				7,815		
TOTAL LAND VALUE - MARKET				100,000		
TOTAL MARKET VALUE				452,804		
SOH/AGL Deduction				174,283		
ASSESSED VALUE				278,521		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				227,799		
TOTAL JUST VALUE				452,804		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				436,481		

TOTALS		3,114			2,561	350,163	97054 MORGANS WAY, YULEE				XF DATE				LAND DATE		06/16/2023	MLU
EXTRA FEATURES										INC DATE				AG DATE				
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	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,417		
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240		
3	0855	CONC PAVER	0	100	21	20	420.00	SF	10.00	10.00	100	2021	2021	3	99	4,158		

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