LOT 27
IN OR 2480/1847
PIRATES WOOD 2 UNR

JACKSON BRANDON P
97070 MORGANS WAY
YULEE, FL 32097

2025

43-3N-28-509B-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

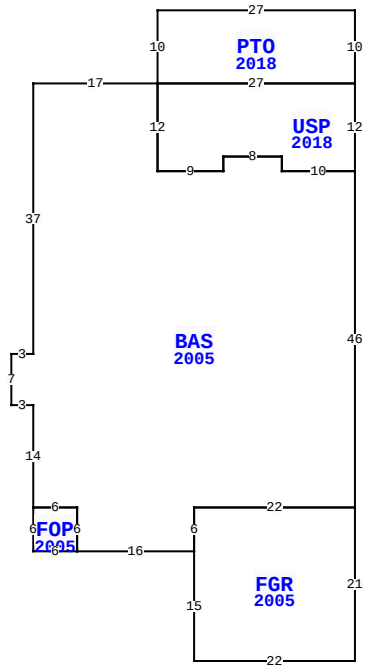
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,361	100	2005	2,361	310,663
FGR	462	55	2005	254	33,421
FOP	36	30	2005	11	1,448
PTO	270	5	2018	14	1,842
USP	308	30	2018	92	12,106
TOTALS	3,437			2,732	359,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,732	93.3120	147.43	402,779	2005	2005	0	0	0	10.75	89.25

1 SFR CUST – 100% - 2022 Heated Area: 2361 HX Base Yr 2022



97070 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		359,480
TOTAL MARKET OB/XF VALUE		4,211
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		463,691
SOH/AGL Deduction		168,030
ASSESSED VALUE		295,661
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,939
TOTAL JUST VALUE		463,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108309	ROOF	21,000	06/24/2021
M09561	OTHER	0	04/01/2005
E14307	ELEC OTHER	3,000	02/01/2005
P0408755	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/1847	7/15/2021	WD	Q	I	01	356,000
GRANTOR: WHITE CLIFTON & CINDY						
GRANTEE: JACKSON BRANDON P						
2085/1489	11/29/2016	WD	Q	I	01	255,000
GRANTOR: KUSEL CONRAD J						
GRANTEE: WHITE CLIFTON & CIN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] N10 W27 S10 E27$ USP=[YR=2018] W27
BAS=[YR=2005] W17 S37 W3 S7 E3 S14 FOP=[YR=2005] S6 E6 N6 W6$
E6 S6 E16 FGR=[YR=2005] S15 E22 N21 W22 S6$ N6 E22 N46 W10 N2
W8 S2 W9 N12$ S12 E9 N2 E8 S2 E10 N12$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
2	0803	ASPHALT C	0	100	0	0	2,269.00	SF	2.00	2.00	100	2005	2005	3	54	2,451	

LAND DESCRIPTION

TOTAL OB/XF 4,211

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