

LOT 28
IN OR 1832/1522
PIRATES WOOD 2 UNR

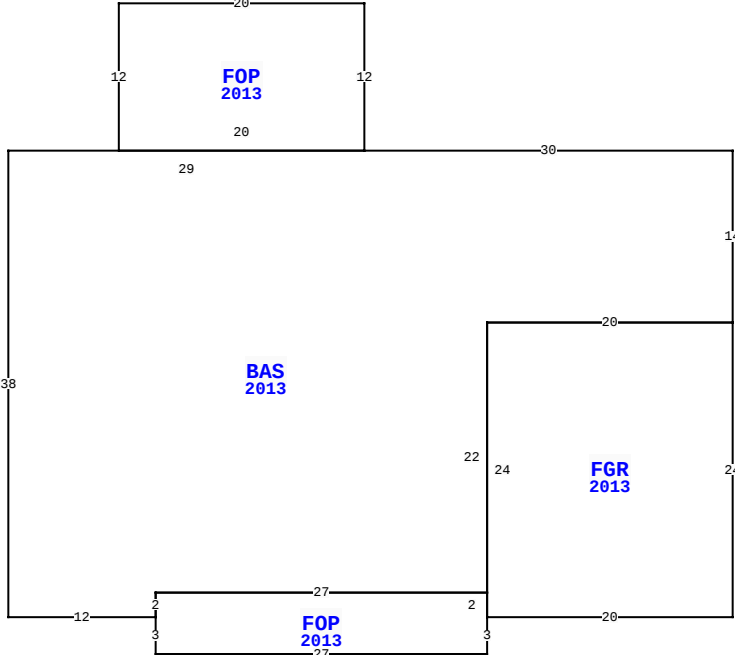
CAIN RICHARD Y & DEBORAH
97090 MORGANS WAY
YULEE, FL 32097

2025

43-3N-28-509B-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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	14	CARPET 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,708	100
FGR	480	55
FOP	135	30
FOP	240	30
TOTALS	2,563	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,084	113.1900	178.84	372,703	2013	2013	0	0	0	5.00	95.00
1 SFR CUST - 100% - 2014 Heated Area: 1708 HX Base Yr 2014												
												
TOTALS	2,563		2,084	354,068								

NASSAU COUNTY PROPERTY		PAGE 1 of 2		4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		371,461		
TOTAL MARKET OB/XF VALUE		14,232		
TOTAL LAND VALUE - MARKET		100,000		
TOTAL MARKET VALUE		485,693		
SOH/AGL Deduction		312,307		
ASSESSED VALUE		173,386		
TOTAL EXEMPTION VALUE		HX HB	50,722	
BASE TAXABLE VALUE		122,664		
TOTAL JUST VALUE		485,693		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		398,720		

TOTALS		2,563				2,064		334,000		97090 MORGANS WAY, YULEE					XF DATE		LAND DATE		06/16/2023		MLU	
										INC DATE						AG DATE						
EXTRA FEATURES																						
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	0500	FP-PRE FAB	0	100	0	0	1.00		UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325					
2	0812	CONCRETE C	0	100	0	0	2,932.00		SF	4.00	4.00	100	2013	2013	3	93	10,907					

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Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	528	100
FOP	288	30
	2013	528
	2018	86
		14,957
		2,436
TOTALS	816	614
		17,393

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	614	88.0000	32.56	19,992	2013	2013	0	0	0	13.00	87.00
2 GARAGE RES - 100% - 2014												
Heated Area: 528												
HX Base Yr 2014												