LOT 29
IN OR 2225/1652
PIRATES WOOD 2 UNR

TAYLOR JAMES VANCE & NICOLE R
97108 MORGANS CIR
YULEE, FL 32097

2025

43-3N-28-509B-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

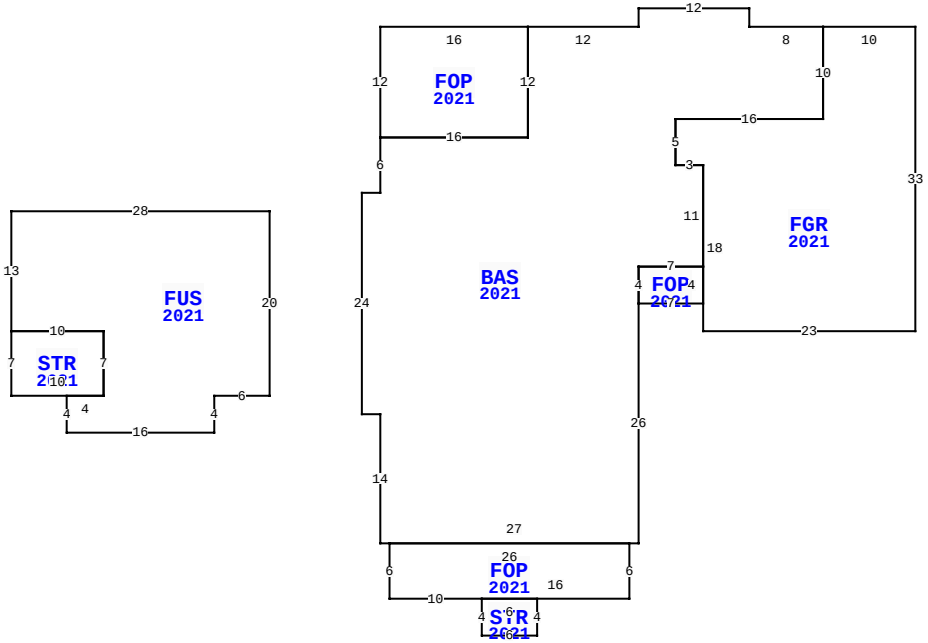
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,745	100	2021	1,745	301,872
FGR	644	55	2021	354	61,239
FOP	28	30	2021	8	1,384
FOP	156	30	2021	47	8,131
FOP	192	30	2021	58	10,034
FUS	554	100	2021	554	95,838
STR	24	10	2021	2	346
STR	70	10	2021	7	1,211
TOTALS	3,413			2,775	480,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,775	110.5920	174.74	484,904	2021	2021	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 2299 HX Base Yr 2022



97108 MORGANS CIR, 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		480,055
TOTAL MARKET OB/XF VALUE		16,200
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		596,255
SOH/AGL Deduction		205,685
ASSESSED VALUE		390,570
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		339,848
TOTAL JUST VALUE		596,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2009341	CO ISSUED	0	08/10/2021
B2009341	NEW CONSTR	311,541	10/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2225/1652	9/19/2018	WD	Q	V	01	52,000
GRANTOR: CASTANZA CHARLES F &						
GRANTEE: TAYLOR JAMES VANCE						
1366/1795	11/14/2005	WD	Q	V		65,000
GRANTOR: ESPIRITU ALFREDO & AN						
GRANTEE: CASTANZA CHARLES F						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W10 BAS=[YR=2021] W8 N2 W12 S2 W12
FOP=[YR=2021] W16 S12 E16 N12$ S12 W16 S6 W2 S24 E2 S14 E1
FOP=[YR=2021] S6 E10 STR=[YR=2021] S4 E6 N4 W6$ E16 N6 W26$
E27 N26 FOP=[YR=2021] E7 N4 W7 S4$ N4 E7 N11 W3 N5 E16 N10$
S10 W16 S5 E3 S18 E23 N33$ PTR= W70 S20 FUS=[YR=2021] W28
S13 STR=[YR=2021] S7 E10 N7 W10$ E10 S7 W4 S4 E16 N4 E6 N20$
N20 E70$.

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	0462	ST/AL FNC	0	100	420	0	1,680.00	SF	10.00	10.00	100	2021	2021	3	93	15,624	
2	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 16,200

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	0006	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 01/07/2022 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS