LOT 30
IN OR 2511/161
ESMT OR 1761/332

HOWINGTON QUINN
97126 MORGANS WAY
YULEE, FL 32097

2025

43-3N-28-509B-0030-0000

BUILDING CHARACTERISTICS

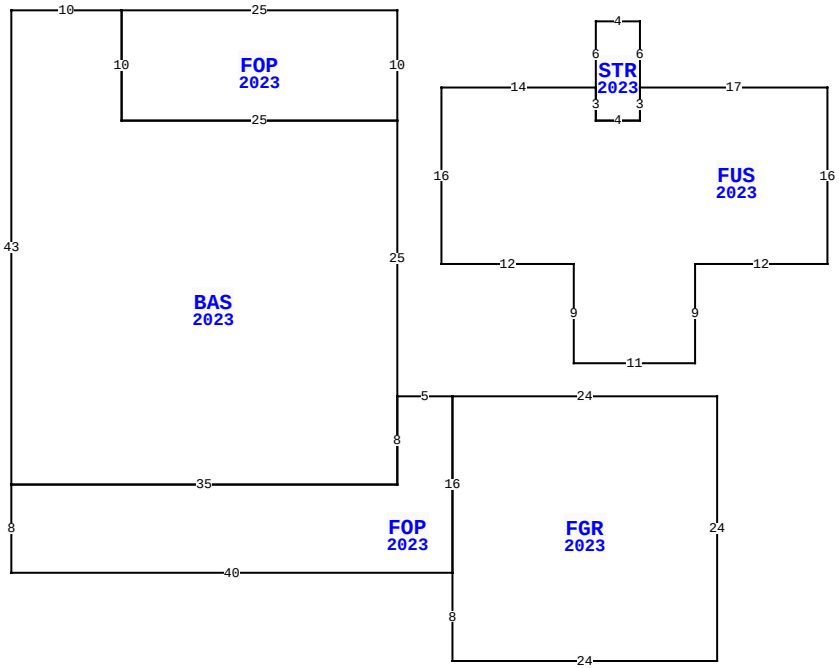
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,255	100	2023	1,255	218,420
FGR	576	55	2023	317	55,171
FOP	250	30	2023	75	13,053
FOP	360	30	2023	108	18,796
FUS	647	100	2023	647	112,604
STR	36	10	2023	4	696
TOTALS	3,124			2,406	418,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,406	110.1520	174.04	418,740	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 1902 HX Base Yr 2024



97126 MORGANS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		418,740
TOTAL MARKET OB/XF VALUE		4,589
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		523,329
SOH/AGL Deduction		117,897
ASSESSED VALUE		405,432
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		354,710
TOTAL JUST VALUE		523,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002683	CO ISSUED	0	02/28/2023
2007542	NEW CONSTR	342,185	05/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/0161	11/02/2021	WD	Q	V	01	90,000
GRANTOR: FISHER NICHOLAS R & C						
GRANTEE: HOWINGTON QUINN						
2455/1547	4/23/2021	WD	Q	I	01	70,000
GRANTOR: HULETT EARLE CARY III						
GRANTEE: FISHER CHEYLYNN COL						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	706.00	SF	6.50	6.50	100	2023	2023		100	4,589	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W25 N10 W10 S43 E35 N8 N25 $
FUS=[YR=2023;ORIG=84,7] E14 S3 E4 N3 E17 S16 W12 S9 W11 N9 W12 N16 $
FGR=[YR=2023;ORIG=85,35] E24 S24 W24 N8 N16 $
FOP=[YR=2023;ORIG=45,43] E35 N8 E5 S16 W40 N8 $
FOP=[YR=2023;ORIG=55,10] E25 N10 W25 S10 $
STR=[YR=2023;ORIG=98,1] E4 S6 S3 W4 N3 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,589

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 06/16/2023 BY MLU Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS