LOT 32
IN OR 2022/831
PIRATES WOOD 2 UNR

GRIFFIN LOUIS R
97160 MORGANS WAY
FERNANDINA BEACH, FL 32034

2025

43-3N-28-509B-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

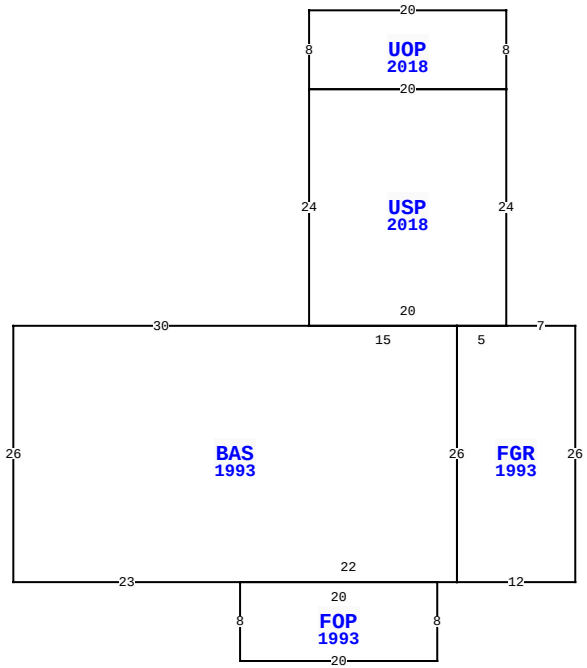
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1993	1,170	144,106
FGR	312	55	1993	172	21,185
FOP	160	30	1993	48	5,912
UOP	160	20	2018	32	3,941
USP	480	30	2018	144	17,736
TOTALS	2,282			1,566	192,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,566	107.5590	141.98	222,341	1988	1997	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 1989 Heated Area: 1170 HX Base Yr 1989



97160 MORGANS WAY, 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		197,765
TOTAL MARKET OB/XF VALUE		5,978
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		303,743
SOH/AGL Deduction		184,208
ASSESSED VALUE		119,535
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,813
TOTAL JUST VALUE		303,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8790	MH MOVE-ON	11,380	03/25/1993
5465	NEW CONSTR	1,500	10/26/1988
2782	H/AC	2,000	10/26/1988
3228	NEW CONSTR	2,000	10/06/1988
5207	NEW CONSTR	38,500	10/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2022/0831	12/30/2015	QC	U	I	11	100
GRANTOR: GRIFFIN LOUIS R & ANG						
GRANTEE: GRIFFIN LOUIS R						
0548/0677	7/25/1988	WD	Q	V	01	100
GRANTOR: SMITH MARVIN & PAT A						
GRANTEE: GRIFFIN L & SMITH A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W7 USP=[YR=2018] N24 UOP=[YR=2018] N8 W20 S8 E20$ W20 S24 BAS=[YR=1993] W30 S26 E23 FOP=[YR=1993] S8 E20 N8 W20 $ E22 N26 W15$ E20$ W5 S26 E12 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	0810	CONCRETE A	0	100	0	0	455.00	SF	6.50	6.50	100	1988	1988	3	52	1,538	
3	0810	CONCRETE A	0	100	10	16	160.00	SF	6.50	6.50	100	1993	1993	3	64	666	
4	0803	ASPHALT C	0	100	0	0	1,604.00	SF	2.00	2.00	100	2001	2001	3	50	1,604	

LAND DESCRIPTION

TOTAL OB/XF 5,978

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 01/03/2019 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

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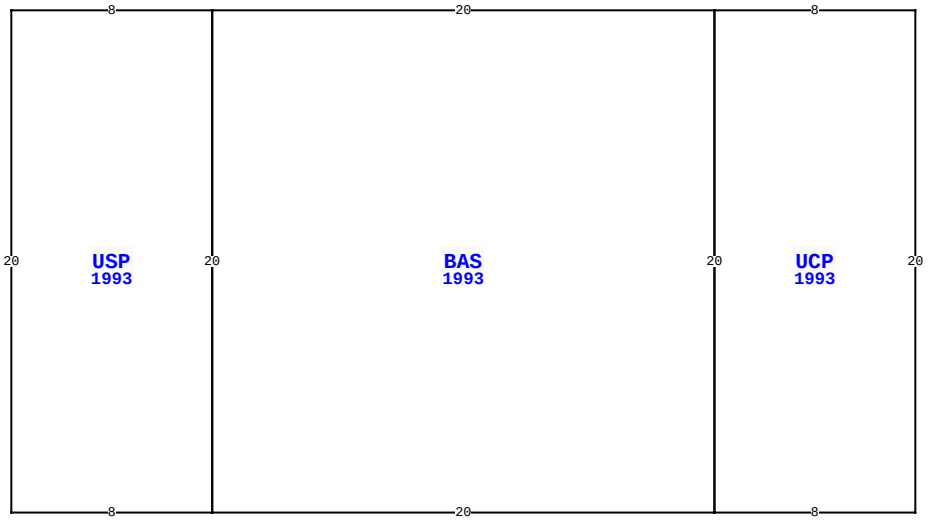
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	400	100	1993	400	4,070
UCP	160	20	1993	32	326
USP	160	30	1993	48	489
TOTALS	720			480	4,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	55.0000	20.35	9,768	1993	1993	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1989 Heated Area: 400 HX Base Yr 1989



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EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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