LOT 33
IN OR 2798/811
PIRATES WOOD 2 UNR

SMITH SIDNEY C
97176 MORGANS WAY
YULEE, FL 32097

2025

43-3N-28-509B-0033-0000

BUILDING CHARACTERISTICS

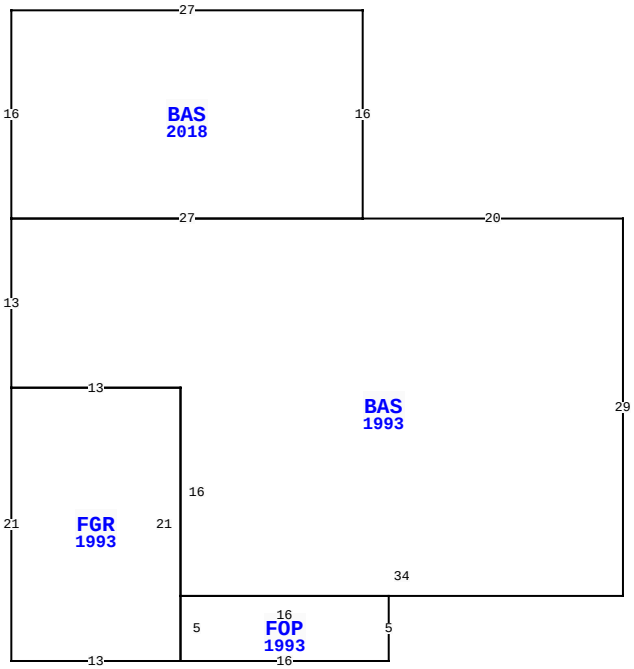
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,155	100	1993	1,155	151,792
BAS	432	100	2018	432	56,774
FGR	273	55	1993	150	19,713
FOP	80	30	1993	24	3,154
TOTALS	1,940			1,761	231,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,761	121.7900	160.76	283,098	1973	2003	0	0	0	18.25	81.75

1 SNGL FAM – 100% - 2017 Heated Area: 1587 HX Base Yr 2017



97176 MORGANS WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,433
TOTAL MARKET OB/XF VALUE		1,024
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		332,457
SOH/AGL Deduction		143,528
ASSESSED VALUE		188,929
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		133,207
TOTAL JUST VALUE		332,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/811	7/02/2025	WD	Q	I	01	395,000
GRANTOR: DANKO WILLIAM						
GRANTEE: SMITH SIDNEY C						
2563/0998	3/31/2022	QC	U	I	11	100
GRANTOR: DANKO SHERRI						
GRANTEE: DANKO WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2018] N16 W27 S16 E27$ W27 S13 FGR=[YR=1993] S21 E13 N21W13$ E13 S16 FOP=[YR=1993] S5 E16 N5W16$ E34 N29$.

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	0803	ASPHALT C	0	100	0	0	1,024.00	SF	2.00	2.00	100	1980	1980	3	50	1,024	

LAND DESCRIPTION

TOTAL OB/XF 1,024

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