LOT 34
IN OR 1943/1728
PIRATES WOOD 2 UNR

GOODIN RICHARD B JR & CRYSTAL
8 VINTAGE WAY #815
FERNANDINA BEACH, FL 32034

2025

43-3N-28-509B-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	20	FACE BRICK 40
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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

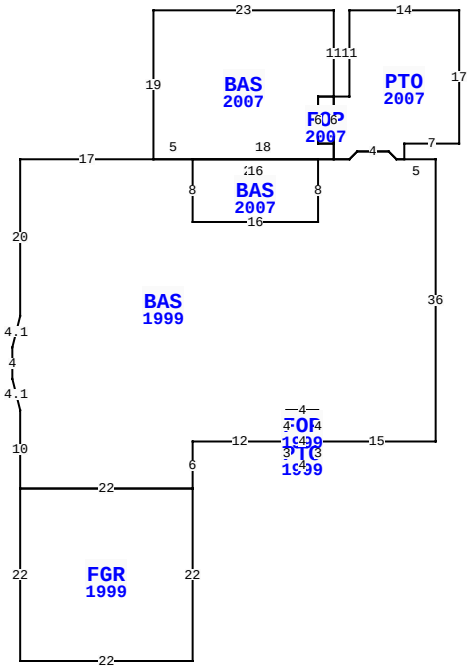
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,037	100	1999	2,037	69,751
BAS	128	100	2007	128	4,383
BAS	437	100	2007	437	14,964
FGR	484	55	1999	266	9,108
FOP	16	30	1999	5	171
FOP	12	30	2007	4	137
PTO	12	5	1999	1	34
PTO	275	5	2007	14	479
TOTALS	3,401			2,892	99,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
0900	01	2,892	103.1415	136.15	393,746	1999	1999	0	0	60	14.85	25.15

1 SNGL FAM – 100% - 2017 Heated Area: 2602 HX Base Yr 2017



97190 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		112,825
TOTAL MARKET OB/XF VALUE		8,896
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		221,721
SOH/AGL Deduction		48,197
ASSESSED VALUE		173,524
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,802
TOTAL JUST VALUE		221,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105990	REMODEL - FD	190,000	05/11/2021
B190902	GARAGE DOOR	2,000	02/01/2019
B1809319	(6) WINDOWS	5,122	12/01/2018
997448	OTHER	0	11/01/1999
985433	NEW CONSTR	91,160	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/1728	10/24/2014	WD	Q	I	01	254,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: GOODIN RICHARD B JR						
1504/0449	6/07/2007	QC	Q	I	01	100
GRANTOR: FISHER MARIE						
GRANTEE: FISHER ANTHONY						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] W14 S11 W2 BAS=[YR=2007] N11 W23 S19 BAS=[YR=1999] W17 S20 D4 L1 S4 R1 D4 S10 FGR=[YR=1999] S22 E22 N22 W22$ E22 N6 E12 PTO=[YR=1999] S3 E4 N3 W4$ FOP=[YR=1999] E4 N4 W4 S4$ N4 E4 S4 E15 N36 W5 L1 U1 W4 D1 L1 W25$ E5 BAS=[YR=2007] S8 E16 N8 W16$ E18 N2 FOP=[YR=2007] W2 N6 E2 S6$ N6$W2 S6 E2 S2 E2 R1 U1 E4 D1 R1 E1 N2 E7 N17$.

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	0812	CONCRETE C	0	100	62	18	1,216.00	SF	4.00	4.00	100	1999	1999	3	75	3,648	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	
3	0803	ASPHALT C	0	100	0	0	3,826.00	SF	1.40	1.40	100	2007	2007	3	58	3,107	
4	0803	ASPHALT C	0	100	97	15	1,455.00	SF	1.40	1.40	100	2007	2007	3	58	1,181	

LAND DESCRIPTION

TOTAL OB/XF 8,896

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 01/05/2023 BY DJ 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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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

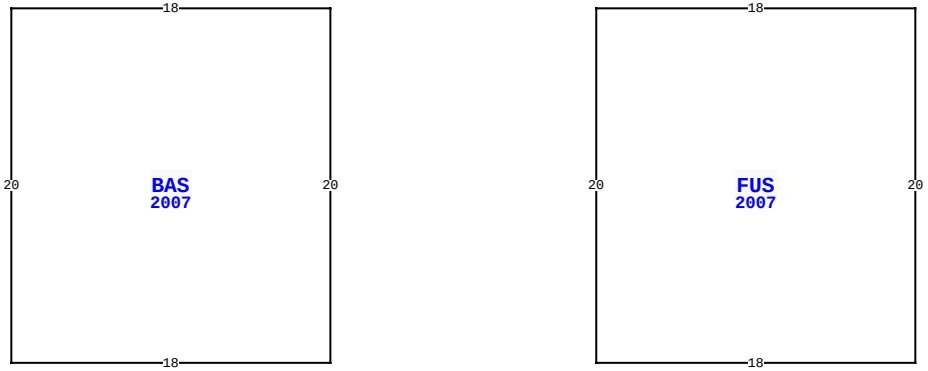
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2007	360	6,899
FUS	360	100	2007	360	6,899
TOTALS	720			720	13,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	720	82.2030	30.42	21,902	2001	2001	0	0	0	37.00	63.00

2 GARAGE RES – 100% - 2017 Heated Area: 720 HX Base Yr 2017



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1504/0449	6/07/2007	QC	Q	I	01	100
GRANTOR: FISHER MARIE						
GRANTEE: FISHER ANTHONY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 S20 E18 N20$ PTR= E15 FUS=[YR=2007] E18 S20 W18 N20$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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