

LOT 37
IN OR 2121/294
PIRATES WOOD 2 UNR

BENNETT THEOTIS SR & LAURETTE MARIE
97248 MORGANS WAY
YULEE, FL 32097

2025

43-3N-28-509B-0037-0000



BUILDING CHARACTERISTICS						
ELEMENT	CD	CONSTRUCTION				
Exterior Wall	16	WD FR STUC 100				
Roof Structure	03	GABLE/HIP 100				
Roof Cover	03	COMP SHNGL 100				
Interior Wall	05	DRYWALL 100				
Interior Floor	14	CARPET 70				
Interior Floor	11	CLAY TILE 30				
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				
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	1,989	100	2019	1,989	336,018	
FGR	384	55	2019	211	35,646	
FOP	116	30	2019	35	5,912	
FSP	160	40	2021	64	10,812	
FST	15	55	2019	8	1,351	

TOTALS		2,664				2,307		389,741		97248 MORGANS WAY, YULEE						XF DATE		LAND DATE		06/16/2023		MLU	
																INC DATE		AG DATE					
L	OB/XF	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	60.00		SF	6.50		6.50		100	2019	2019	3	97	378			
2	0812	CONCRETE C		0	100	0	0	1,484.00		SF	4.00		4.00		100	2019	2019	3	97	5,758			