

LOT 38
IN OR 1656/1680
PIRATES WOOD 2 UNR

TRIBE RYAN D
97266 MORGANS WAY
YULEE, FL 32097

2025

43-3N-28-509B-0038-0000



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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

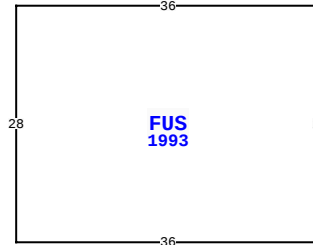
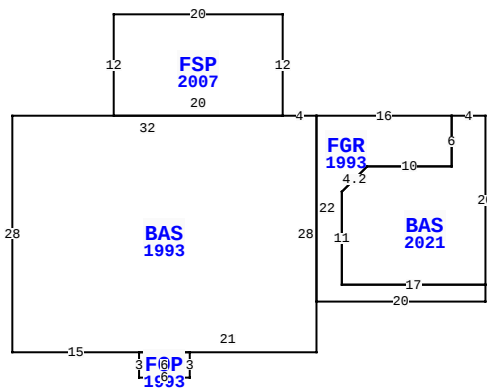
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	119,684
BAS	258	100	2021	258	30,634
FGR	183	55	1993	101	11,992
FOP	18	30	1993	5	594
FSP	240	40	2007	96	11,399
FUS	1,008	100	1993	1,008	119,684
TOTALS	2,715			2,476	293,987

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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0810	CONCRETE A	0	100	10	20
2	0811	CONCRETE B	0	100	0	0
3	0803	ASPHALT C	0	100	0	0
4	0510	GARAGE WD-	0	100	12	20

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	
REVIEW DATE		01/04/2022		BY	KW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,476	102.5088	135.31	335,028	1989	1999	0	0	0	12.25	87.75
1 SNGL FAM - 100% - 2010					Heated Area: 2274					HX Base Yr 2010		



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											293,987
TOTAL MARKET OB/XF VALUE											5,633
TOTAL LAND VALUE - MARKET											100,000
TOTAL MARKET VALUE											399,620
SOH/AGL Deduction											222,230
ASSESSED VALUE											177,390
TOTAL EXEMPTION VALUE											50,722
BASE TAXABLE VALUE											126,668
TOTAL JUST VALUE											399,620
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											357,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108622	REMODEL	4,500	06/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1656/1680	11/24/2009	WD	U	I	18	157,900
GRANTOR: BANK OF NEW YORK TRUS						
GRANTEE: TRIBE RYAN D						
1636/0088	8/24/2009	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF NEW YORK						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W4 FGR=[YR=1993] W16 BAS=[YR=1993] W4 FSP=[YR=2007] N12 W20 S12 E20\$ W32 S28 E15 FOP=[YR=1993] S3E6 N3 W6\$ E21 N28\$ S22 E20 N2 W17 N11 U3 R3 E10 N6\$ S6 W10 D3 L3 S11 E17 N20\$ PTR=E15 FUS=[YR=1993] E36 S28 W36 N28\$ W15\$.									