LOT 1
IN OR 1303/1180
PIRATES WOOD #2 UNR

FOSTER ANGELA H
97291 MORGANS WAY
YULEE, FL 32097

2026

43-3N-28-509B-0001-0000

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	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02

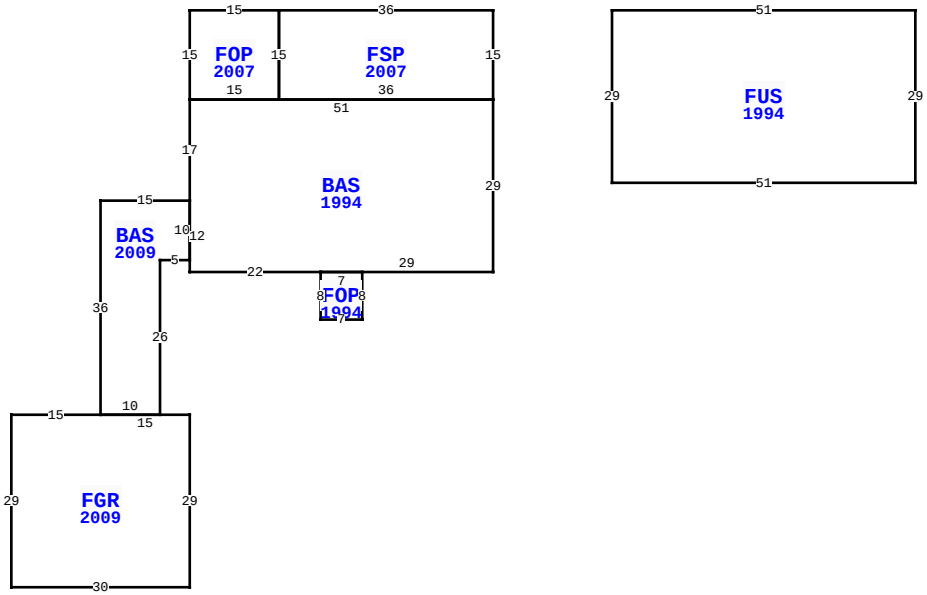
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1994	1,479	161,280
BAS	410	100	2009	410	44,709
FGR	870	55	2009	478	52,125
FOP	56	30	1994	17	1,854
FOP	225	30	2007	68	7,415
FSP	540	40	2007	216	23,554
FUS	1,479	100	1994	1,479	161,280
TOTALS	5,059			4,147	452,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,147	92.2944	128.29	532,019	1994	1994	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2006 Heated Area: 3368 HX Base Yr 2006



97291 MORGANS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		487,455
TOTAL MARKET OB/XF VALUE		3,720
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		596,175
SOH/AGL Deduction		343,332
ASSESSED VALUE		252,843
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,432
TOTAL JUST VALUE		596,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906698	GARAGE	70,171	09/01/2019
B1802221	REPAIR/RRF	3,300	03/01/2018
B21894	ADDITION	32,410	09/01/2008
E21251	ELEC OTHER	300	09/01/2008
M14139	MECH OTHER	100	09/01/2008
R11548	REPAIR/RRF	3,000	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/1180	3/22/2005	WD	Q	I		225,000
GRANTOR: NADEAU PHYLLIS H						
GRANTEE: FOSTER MICHAEL C &						
1042/0290	3/07/2002	QC	Q	I	01	100
GRANTOR: NADEAU MICHAEL R						
GRANTEE: NADEAU PHYLLIS H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W36 FOP=[YR=2007] W15 S15 BAS=[YR=1994] S17 BAS=[YR=2009] W15 S36 FGR=[YR=2009] W15 S29 E30 N29 W15$ E10 N26 E5 N10$ S12 E22 FOP=[YR=1994] S8 E7 N8 W7$ E29 N29 W51$ E15 N15$ S15 E36 N15$ PTR=E20 FUS=[YR=1994] E51S29 W51 N29 $ W20$.

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	1994	1994	3	72	2,520	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	24	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,720

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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

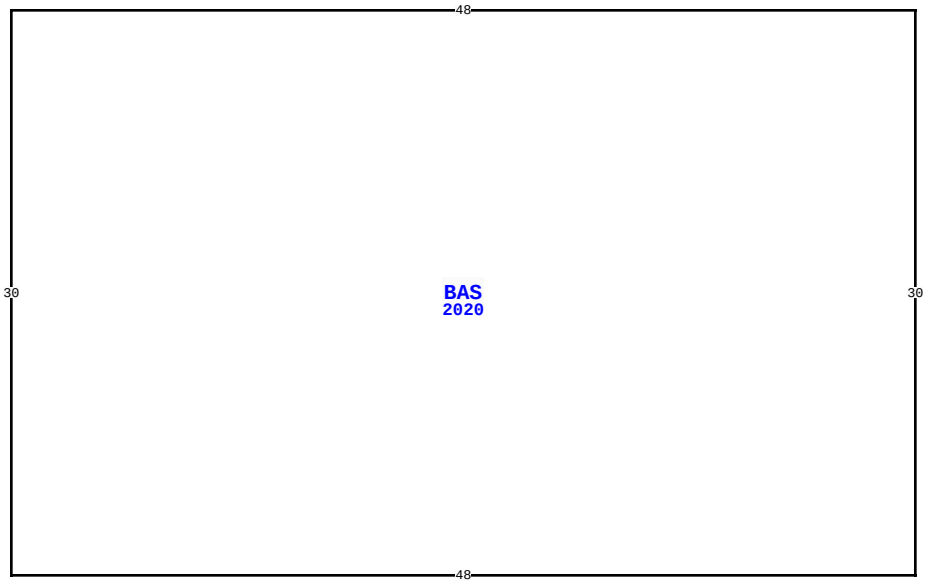
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2020	1,440	35,239
TOTALS	1,440			1,440	35,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	1,440	66.0400	25.76	37,094	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2006 Heated Area: 1440 HX Base Yr 2006



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TOTAL JUST VALUE		596,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18866	ADDITION	6,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/1180	3/22/2005	WD	Q	I		225,000
GRANTOR: NADEAU PHYLLIS H						
GRANTEE: FOSTER MICHAEL C &						
1042/0290	3/07/2002	QC	Q	I	01	100
GRANTOR: NADEAU MICHAEL R						
GRANTEE: NADEAU PHYLLIS H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W48 S30 E48 N30$.

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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