LOT 6
IN OR 1643/380
PIRATES WOOD 2 UNR

COOPER JULIE P & GORDON N
97203 MORGANS WAY
YULEE, FL 32097

2026

43-3N-28-509B-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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

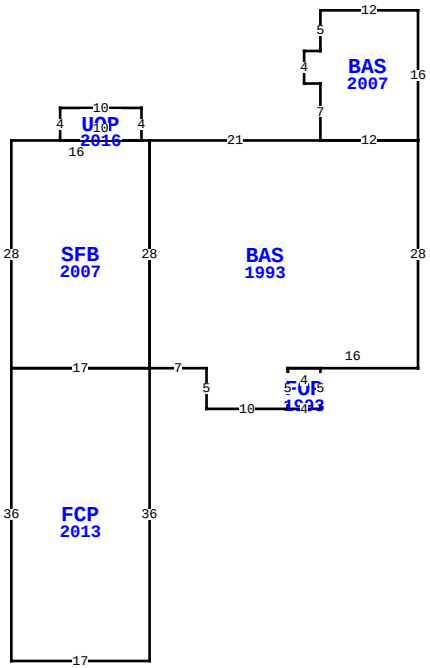
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	974	100	1993	974	113,026
BAS	200	100	2007	200	23,209
FCP	612	25	2013	153	17,754
FOP	20	30	1993	6	696
SFB	476	80	2007	381	44,213
UOP	40	20	2016	8	929
TOTALS	2,322			1,722	199,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,722	98.8000	137.33	236,482	1972	1992	0	0	0	15.50	84.50

1 SNGL FAM 100% - 2001 Heated Area: 1555 HX Base Yr 2001



97203 MORGANS WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,853
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		317,853
SOH/AGL Deduction		183,085
ASSESSED VALUE		134,768
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,357
TOTAL JUST VALUE		317,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012541	ROOF	9,000	12/15/2020
B1327281	ADDITION	13,161	06/01/2013
8200	REPAIR/RRF	2,000	06/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1643/0380	9/18/2009	QC	U	I	30	100
GRANTOR: COOPER JULIE PILLSBUR						
GRANTEE: COOPER JULIE PILLSB						
0934/0753	5/31/2000	WD	U	I	07	100
GRANTOR: BATTON THOMAS R ET AL						
GRANTEE: PILLSBURY JULIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 S5 W2 S4 E2 S7 BAS=[YR=1993] W21
SFB=[YR=2007] W1 UOP=[YR=2016] N4 W10 S4 E10$ W16 S28
FCP=[YR=2013] S36 E17 N36 W17 $ E17 N28$ S28 E7 S5 E10
FOP=[YR=1993] E4 N5 W4 S5$ N5 E16 N28 W12$ E12 N16$.

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
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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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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

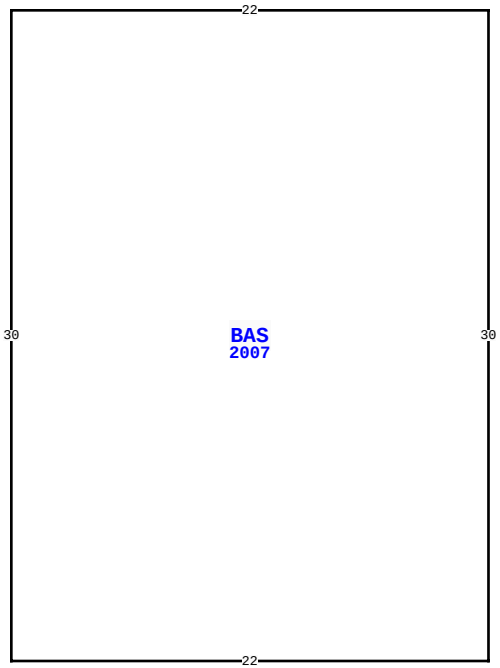
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	2007	660	13,026
TOTALS	660			660	13,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	63.2500	24.67	16,282	2007	2010	0	0	0	20.00	80.00

2 GARAGE RES 100% - 2001 Heated Area: 660 HX Base Yr 2001



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0934/0753	5/31/2000	WD	U	I	07	100
GRANTOR: BATTON THOMAS R ET AL						
GRANTEE: PILLSBURY JULIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 S30 E22 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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