LOT 8
IN OR 2852/1267
PIRATES WOOD 2 UNR

MAGGIO FREDERICK R JR & MARIA SYRAKIS
97173 MORGANS WAY
YULEE, FL 32097

2026

43-3N-28-509B-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

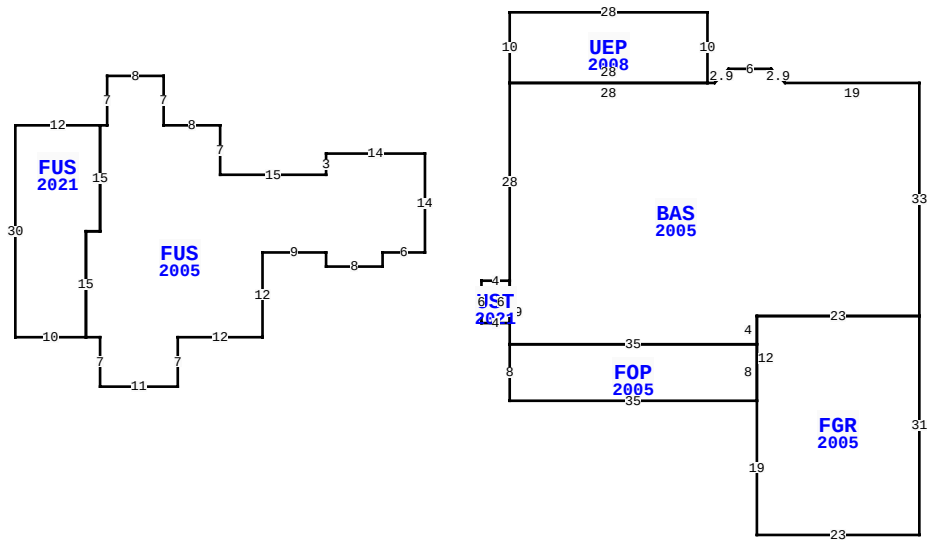
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,070	100	2005	2,070	295,228
FGR	713	55	2005	392	55,908
FOP	280	30	2005	84	11,981
FUS	1,122	100	2005	1,122	160,022
FUS	330	100	2021	330	47,065
UEP	280	60	2008	168	23,960
UST	24	45	2021	11	1,569
TOTALS	4,819			4,177	595,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,177	95.1984	158.03	660,091	2005	2005	0	0	0	9.75	90.25

1 SFR CUST 100% - 2016 Heated Area: 3522 HX Base Yr 2016



97173 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		595,732
TOTAL MARKET OB/XF VALUE		7,384
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		708,116
SOH/AGL Deduction		467,711
ASSESSED VALUE		240,405
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,994
TOTAL JUST VALUE		708,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		690,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008560	ADDTN - MASTER BT	60,000	10/01/2020
B21002	SUNROOM	51,920	01/01/2008
M0509882	H/AC	0	06/01/2005
P09010	OTHER	0	02/01/2005
E0414106	ELEC OTHER	2,000	12/01/2004
R046995	REPAIR/RRF	6,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2852/1267	3/09/2026	WD	U	I	11	100
GRANTOR: MAGGIO FREDERICK R JR						
GRANTEE: MAGGIO FREDERICK R						
2769/1351	8/08/2024	QC	U	I	11	100
GRANTOR: MAGGIO FREDERICK R JR						
GRANTEE: SYRAKIS MARIA						

BUILDING NOTES

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
2	1242	WD DECK A	0	100	0	0	192.00	SF	10.00	10.00	100	2005	2005	3	21	403	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
6	0940	SHEDS/PORT	0	100	20	8	160.00	SF	30.00	30.00	100	2020	2020	3	82	3,936	

BUILDING DIMENSIONS

BAS=[YR=2005] W19 L2 U2 W6 D2 L2 W1 UEP=[YR=2008] N10 W28 S10 E28$ W28 S28 UST=[YR=2021] W4 S6 E4 N6$ S9 FOP=[YR=2005] S8 E35 FGR=[YR=2005] S19 E23 N31 W23 S12$ N8 W35$ E35 N4 E23 N33$ PTR=W70 S10 FUS=[YR=2005] W14 S3 W15 N7 W8 N7 W8 S7 W1 FUS=[YR=2021] W12 S30 E10 N15 E2 N15$ S15 W2 S15 E2 S7 E11 N7 E12 N12 E9 S2 E8 N2 E6 N14$ N10 E70$.

LAND DESCRIPTION

TOTAL OB/XF 7,384

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
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