LOT 9
IN OR 1976/1557
PIRATES WOOD 2 UNR

BOONE REBECCA J
97153 MORGANS WAY
YULEE, FL 32097

2026

43-3N-28-509B-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

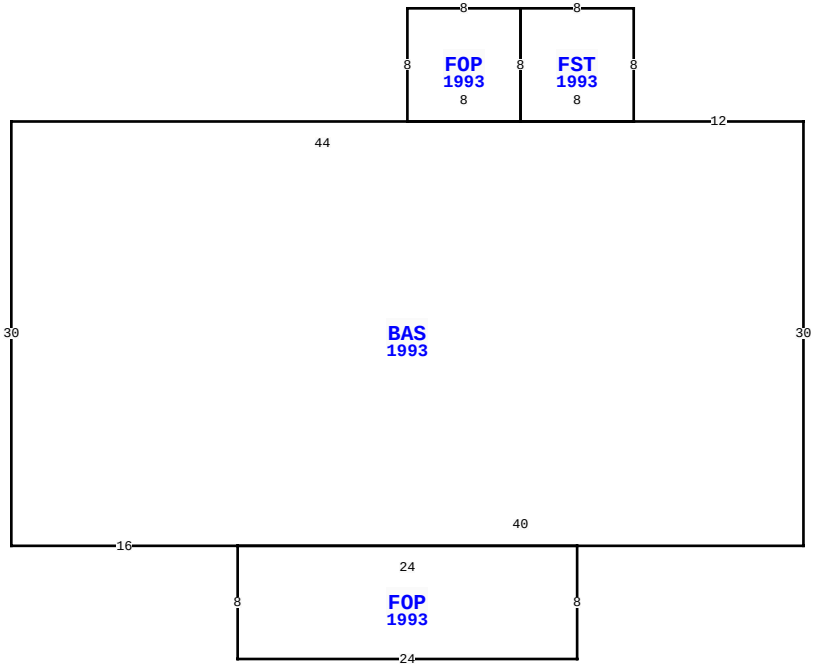
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,680	100	1993	1,680	199,290
FOP	64	30	1993	19	2,254
FOP	192	30	1993	58	6,880
FST	64	55	1993	35	4,152
TOTALS	2,000			1,792	212,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,792	100.7000	139.97	250,826	1983	1993	0	0	0	15.25	84.75

1 SNGL FAM 100% - 2016 Heated Area: 1680 HX Base Yr 2016



97153 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		212,575
TOTAL MARKET OB/XF VALUE		3,784
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		321,359
SOH/AGL Deduction		184,828
ASSESSED VALUE		136,531
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,120
TOTAL JUST VALUE		321,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2115714	CARPORT	13,173	11/12/2021
R1414112	REPAIR/RRF	4,000	10/02/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1976/1557	4/24/2015	WD	Q	I	01	140,000
GRANTOR: WORTH SILAS W & WANDA						
GRANTEE: BOONE REBECCA J						
0340/0504	7/01/1981	WD	Q	V		4,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FST=[YR=1993] N8 W8 FOP=[YR=1993] W8 S8 E8 N8 $ S8 E8$ W44 S30 E16 FOP=[YR=1993] S8 E24 N8 W24 $ E40 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
4	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2021	2021	3	86	3,784	

LAND DESCRIPTION

TOTAL OB/XF 3,784

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