

GRIFFIN LOUIS ROBERT JR & MARY CATHERINE
97129 MORGANS WAY
YULEE, FL 32097

43-3N-28-509B-0010-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall1905COMMON BRK 80
AVERAGE 20

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms1.5 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

BUD8 Adjustme Occupancy04DIST 01 100
00 NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4032.00

TOTALS1,7641,590200,461

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0900011,590118.4118164.59261,698197419940023.4076.60

1 SNGL FAM100% - 2025Heated Area: 1413HX Base Yr 2025

Diagram showing lot areas and building footprints:
- Lot 1: BAS 2007 (Area 15)
- Lot 2: BAS 1993 (Area 22), FGR 1993 (Area 22), FOP 1993 (Area 5)
- Dimensions: 15, 20, 22, 24, 12, 13, 17, 33, 5, 13, 29

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE200,461

TOTAL MARKET OB/XF VALUE720

TOTAL LAND VALUE - MARKET105,000

TOTAL MARKET VALUE306,181

SOH/AGL Deduction1,735

ASSESSED VALUE304,446

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE253,035

TOTAL JUST VALUE306,181

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE296,442

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

2692/281/31/2024DG U I 11100

GRANTOR: GRIFFIN ANGELA SMITH

GRANTEE: GRIFFIN LOUIS ROBER

2205/19376/20/2018QC U I 11100

GRANTOR: SMITH MARVIN N JR

GRANTEE: GRIFFIN ANGELA SMIT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 BAS=[YR=2007] N20 W15 S20 E15\$ W24
S12FGR=[YR=1993] S22 E13 FOP=[YR=1993] E13 N5 W13 S5\$ N22
W13\$ E13 S17 E33 N29\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

40351CARPORT MT01002018360.00SF10.0010.0010019951995320720

TOTAL OB/XF720

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006RSF-10.000.001.00LT1.001.001.00105,000.00105,000.00105,000

REVIEW DATE01/01/2026BYKBTotal Acres: 0.00Total Land Value: 105,000Market: 0Agricultural: 0Common: 105,000PRINTED 07/09/2026 BY SYS