LOT 11
IN OR 2713/1471
PIRATES WOOD #2 UNR

SHIBLEY JAMES C & VALERIE J L/E/
97105 MORGANS WAY
YULEE, FL 32097

2026

43-3N-28-509B-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

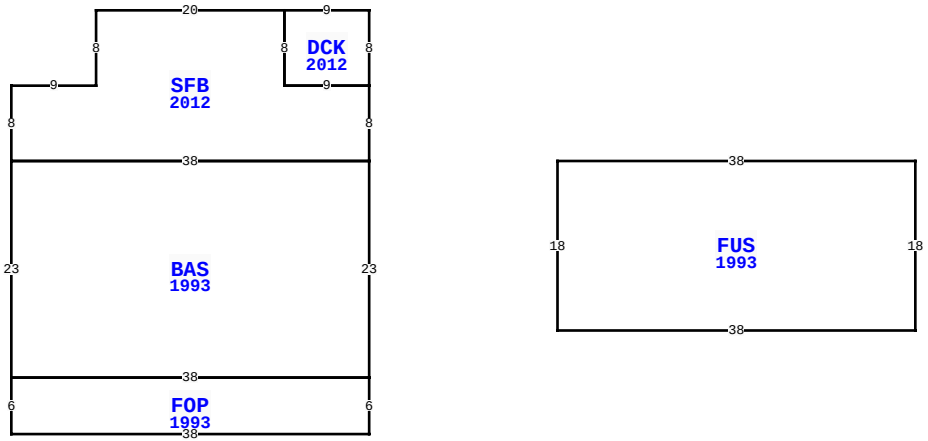
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	874	100	1993	874	101,892
DCK	72	10	2012	7	816
FOP	228	30	1993	68	7,928
FUS	684	100	1993	684	79,742
SFB	464	80	2012	371	43,252
TOTALS	2,322			2,004	233,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,004	98.9653	137.56	275,670	1993	1993	0	0	0	15.25	84.75

1 SNGL FAM 100% - 2004 Heated Area: 1929 HX Base Yr 2004



97105 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		233,630
TOTAL MARKET OB/XF VALUE		22,697
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		361,327
SOH/AGL Deduction		209,130
ASSESSED VALUE		152,197
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,786
TOTAL JUST VALUE		361,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25918	REMODEL	5,500	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1471	5/23/2024	QC	U	I	11	100
GRANTOR: SHIBLEY JAMES C & VAL						
GRANTEE: MILLER DOROTHY SHIB						
1133/0412	4/29/2003	TD	Q	I		142,500
GRANTOR: BOUFFARD GERALDINE B						
GRANTEE: SHIBLEY JAMES C & V						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2012] N8 DCK=[YR=2012] N8 W9 S8 E9 $W9 N8 W20 S8W9 S8 E38$ BAS=[YR=1993] W38 S23 FOP=[YR=1993] S6 E38 N6 W38$ E38 N23$ PTR=E20 FUS=[YR=1993] E38 S18 W38 N18$ 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	0511	GARAGE CB-	0	100	26	28	728.00	SF	40.00	40.00	100	1994	1994	3	64	18,637	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2003	2003	3	29	4,060	

LAND DESCRIPTION

TOTAL OB/XF 22,697

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