LOT 17
IN OR 880/334
PIRATES WOOD 2 UNR

SERGENT VENELDA V
97001 MORGANS WAY
YULEE, FL 32097

2026

43-3N-28-509B-0017-0000

BUILDING CHARACTERISTICS

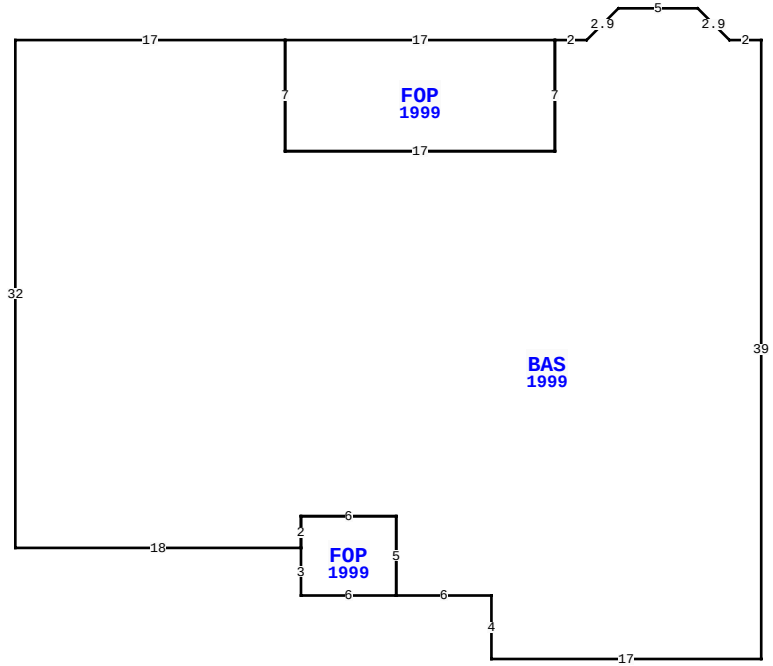
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,524	100	1999	1,524	197,538
FOP	30	30	1999	9	1,167
FOP	119	30	1999	36	4,666
TOTALS	1,673			1,569	203,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,569	106.8807	148.56	233,091	1999	1999	0	0	0	12.75	87.25

1 SNGL FAM 100% - 2000 Heated Area: 1524 HX Base Yr 2000



97001 MORGANS WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,372
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		308,372
SOH/AGL Deduction		170,573
ASSESSED VALUE		137,799
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,388
TOTAL JUST VALUE		308,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906006	NEW CONSTR	80,000	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0880/0334	4/23/1999	WD	Q	V		12,900

GRANTOR: CURNUTTE DONALD P & H

GRANTEE: SERGENT VENELDA V

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 L2 U2 W5 D2 L2 W2 FOP=[YR=1999] W17 S7 E17 N7 $ S7 W17 N7 W17 S32 E18 FOP=[YR=1999] S3 E6 N5 W6 S2 $ N2 E6 S5 E6 S4 E17 N39 $.

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