LOT 24
IN OR 1785/1576
PIRATES WOOD 2 UNR

KWAPNIOSKI-NADEAU LUCY ANNE
97008 MORGANS WAY
YULEE, FL 32097

2026

43-3N-28-509B-0024-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	01	Quality Level 01

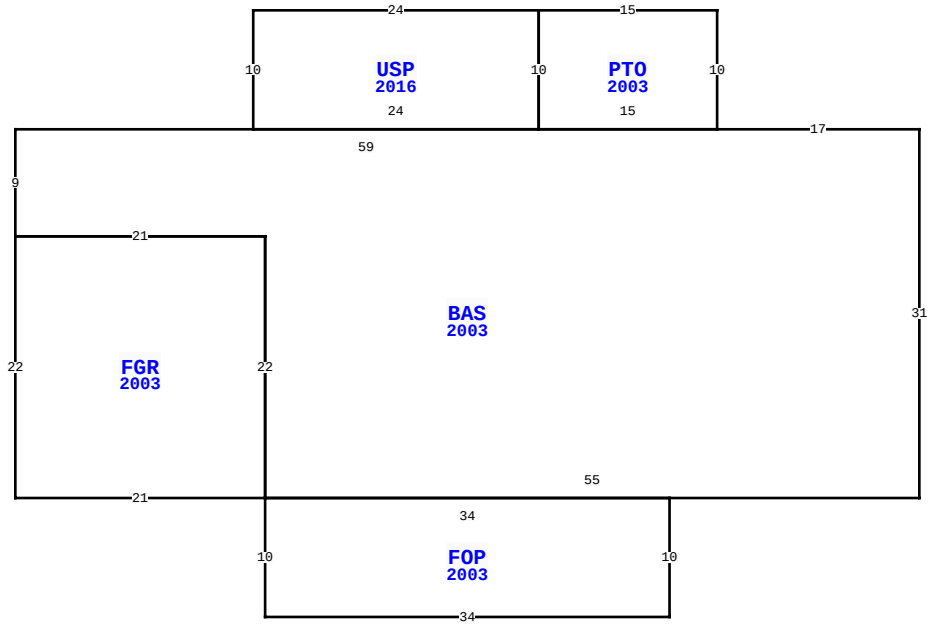
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100	2003	1,894	269,516
FGR	462	55	2003	254	36,144
FOP	340	30	2003	102	14,515
PTO	150	5	2003	8	1,139
USP	240	30	2016	72	10,246
TOTALS	3,086			2,330	331,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,330	96.0498	159.44	371,495	2003	2003	0	0	0	10.75	89.25

1 SFR CUST 100% - 2015 Heated Area: 1894 HX Base Yr 2015



97008 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		331,559
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		436,559
SOH/AGL Deduction		248,418
ASSESSED VALUE		188,141
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,730
TOTAL JUST VALUE		436,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704283	H/AC	0	07/01/2017
B1633455	SHED	0	11/28/2016
B0311054	NEW CONSTR	142,742	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1785/1576	3/12/2012	QC	U	I	11	100
GRANTOR: NADEAU MICHAEL R						
GRANTEE: KWAPNIOSKI-NADEAU L						
1115/1546	2/25/2003	WD	Q	V		26,500
GRANTOR: TERRY ROBERT & JUDIE						
GRANTEE: NADEAU MICHAEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 PTO=[YR=2003] N10 W15 USP=[YR=2016] W24 S10 E24 N10$ S10 E15$ W59 S9 FGR=[YR=2003] S22 E21 FOP=[YR=2003] S10 E34 N10 W34 $N22 W21 $ E21 S22 E55 N31 $.

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