LOT 28
IN OR 1832/1522
PIRATES WOOD 2 UNR

CAIN RICHARD Y & DEBORAH
97090 MORGANS WAY
YULEE, FL 32097

2026

43-3N-28-509B-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

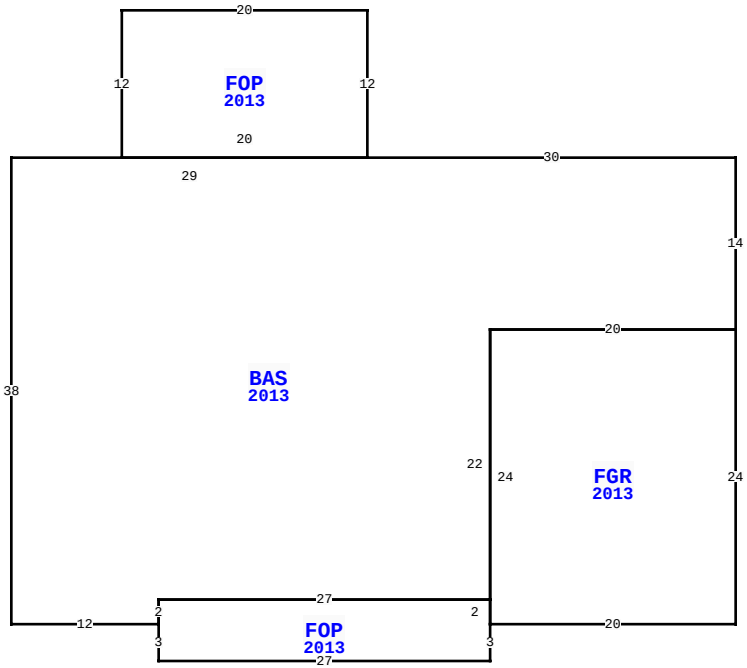
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,708	100	2013	1,708	303,282
FGR	480	55	2013	264	46,878
FOP	135	30	2013	40	7,103
FOP	240	30	2013	72	12,785
TOTALS	2,563			2,084	370,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,084	113.1900	187.90	391,584	2013	2013	0	0	0	5.50	94.50

1 SFR CUST 100% - 2014 Heated Area: 1708 HX Base Yr 2014



97090 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		388,169
TOTAL MARKET OB/XF VALUE		3,290
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		496,459
SOH/AGL Deduction		318,392
ASSESSED VALUE		178,067
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,656
TOTAL JUST VALUE		496,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1326815	CO ISSUED	0	06/01/2013
B1326815	NEW CONSTR	208,231	01/01/2013
E1325789	ELEC OTHER	0	01/01/2013
91316332	NEW CONSTR	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1832/1522	12/28/2012	WD	Q	V	01	35,000
GRANTOR: LIZARDI DANIEL A						
GRANTEE: CAIN RICHARD Y & DE						
1496/1739	5/03/2007	WD	Q	V		80,000
GRANTOR: GRIFFIN LOUIS R & ANG						
GRANTEE: LIZARDI DANIEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W30 FOP=[YR=2013] N12 W20 S12 E20 $ W29 S38 E12 FOP=[YR=2013] S3 E27 N3 FGR=[YR=2013] E20 N24 W20 S24 $ N2 W27 S2 $ N2 E27 N22 E20 N14 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	94	3,290	

LAND DESCRIPTION

TOTAL OB/XF 3,290

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

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Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

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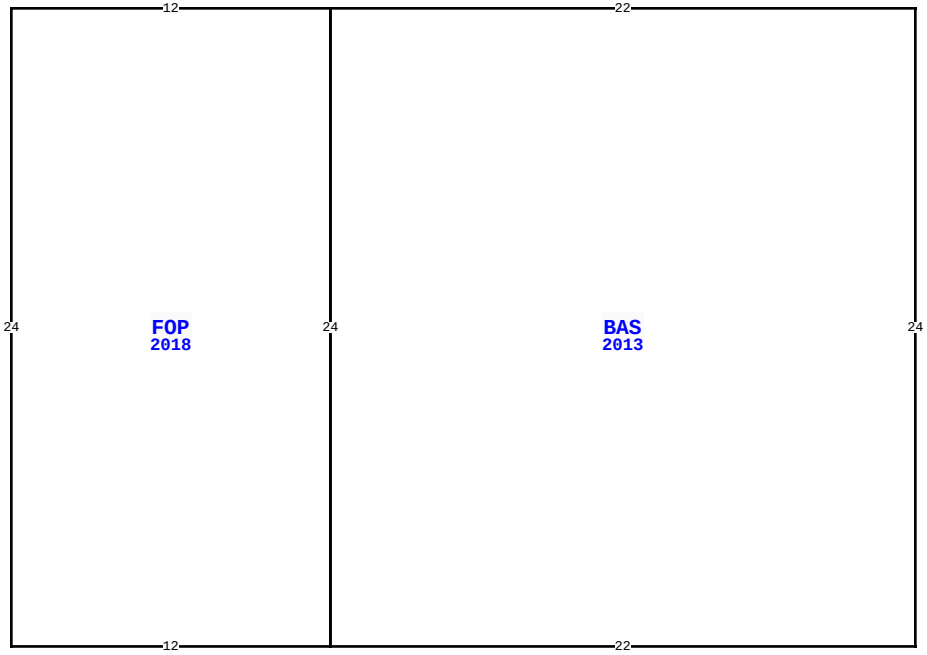
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	2013	528	15,584
FOP	288	30	2018	86	2,539
TOTALS	816			614	18,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	614	88.0000	34.32	21,072	2013	2013	0	0	0	14.00	86.00

2 GARAGE RES 100% - 2014 Heated Area: 528 HX Base Yr 2014



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BUILDING DIMENSIONS

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EXTRA FEATURES

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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

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