LOT 32
IN OR 2022/831
PIRATES WOOD 2 UNR

GRIFFIN LOUIS R
97160 MORGANS WAY
YULEE, FL 32097

2026

43-3N-28-509B-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

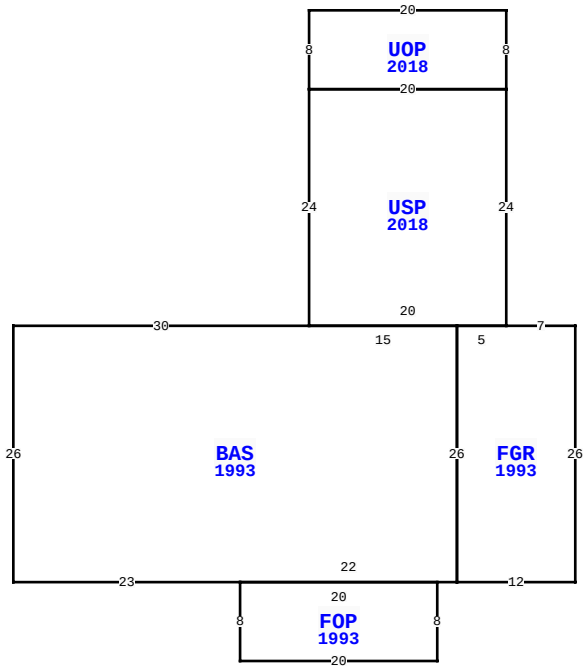
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,170	100	1993	1,170	150,875
FGR	312	55	1993	172	22,180
FOP	160	30	1993	48	6,189
UOP	160	20	2018	32	4,126
USP	480	30	2018	144	18,569
TOTALS	2,282			1,566	201,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,566	107.5590	149.51	234,133	1988	1997	0	0	0	13.75	86.25

1 SNGL FAM 100% - 1989 Heated Area: 1170 HX Base Yr 1989



97160 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		207,088
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		314,188
SOH/AGL Deduction		191,426
ASSESSED VALUE		122,762
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,351
TOTAL JUST VALUE		314,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8790	MH MOVE-ON	11,380	03/25/1993
5465	NEW CONSTR	1,500	10/26/1988
2782	H/AC	2,000	10/26/1988
3228	NEW CONSTR	2,000	10/06/1988
5207	NEW CONSTR	38,500	10/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2022/0831	12/30/2015	QC	U	I	11	100
GRANTOR: GRIFFIN LOUIS R & ANG						
GRANTEE: GRIFFIN LOUIS R						
0548/0677	7/25/1988	WD	Q	V	01	100
GRANTOR: SMITH MARVIN & PAT A						
GRANTEE: GRIFFIN L & SMITH A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W7 USP=[YR=2018] N24 UOP=[YR=2018] N8 W20 S8 E20$ W20 S24 BAS=[YR=1993] W30 S26 E23 FOP=[YR=1993] S8 E20 N8 W20 $ E22 N26 W15$ E20$ W5 S26 E12 N26 $.

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	1988	1988	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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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Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

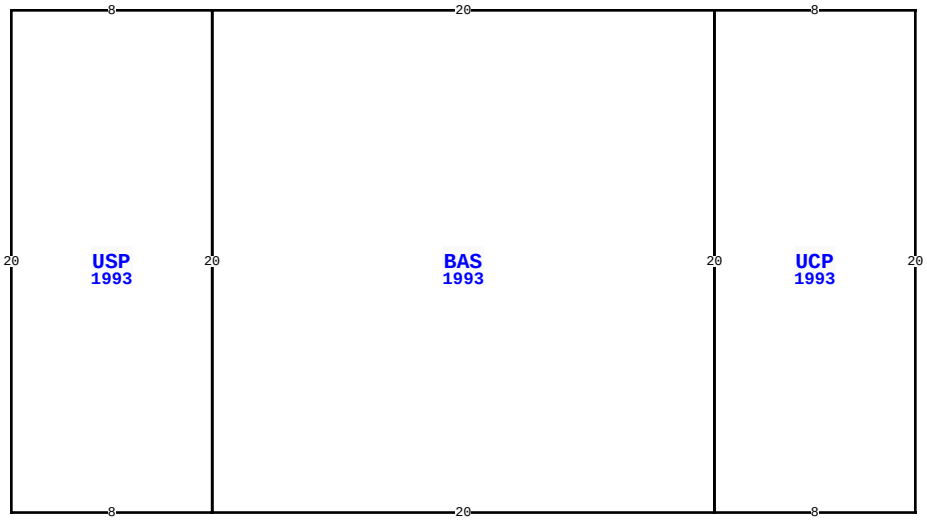
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	1993	400	4,290
UCP	160	20	1993	32	343
USP	160	30	1993	48	515
TOTALS	720			480	5,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	55.0000	21.45	10,296	1993	1993	0	0	0	50.00	50.00

2 GARAGE RES 100% - 1989 Heated Area: 400 HX Base Yr 1989



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GRANTEE: GRIFFIN LOUIS R						
0548/0677	7/25/1988	WD	Q	V	01	100
GRANTOR: SMITH MARVIN & PAT A						
GRANTEE: GRIFFIN L & SMITH A						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W8 BAS=[YR=1993] W20 USP=[YR=1993] W8 S20 E8 N20$ S20 E20 N20$ S20 E8 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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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