LOT 33
IN OR 2798/811
PIRATES WOOD 2 UNR

SMITH SIDNEY C
97176 MORGANS WAY
YULEE, FL 32097

2026

43-3N-28-509B-0033-0000

BUILDING CHARACTERISTICS

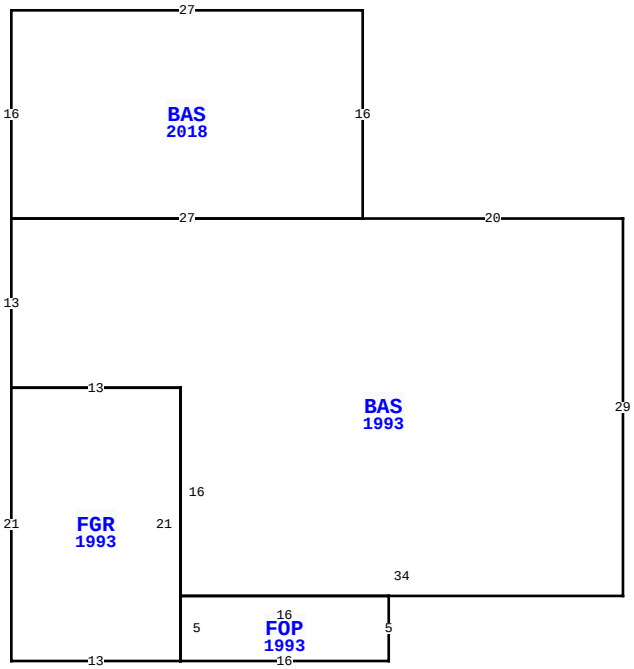
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,155	100	1993	1,155	158,379
BAS	432	100	2018	432	59,238
FGR	273	55	1993	150	20,569
FOP	80	30	1993	24	3,291
TOTALS	1,940			1,761	241,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,761	121.7900	169.29	298,120	1973	2003	0	0	0	19.00	81.00

1 SNGL FAM 100% - 2026 Heated Area: 1587 HX Base Yr 2026



97176 MORGANS WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		241,477
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		346,477
SOH/AGL Deduction		107,754
ASSESSED VALUE		238,723
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		137,312
TOTAL JUST VALUE		346,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/811	7/02/2025	WD	Q	I	02	395,000
GRANTOR: DANKO WILLIAM						
GRANTEE: SMITH SIDNEY C						
2563/0998	3/31/2022	QC	U	I	11	100
GRANTOR: DANKO SHERRI						
GRANTEE: DANKO WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 BAS=[YR=2018] N16 W27 S16 E27$ W27 S13 FGR=[YR=1993] S21 E13 N21W13$ E13 S16 FOP=[YR=1993] S5 E16 N5W16$ E34 N29$.

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
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