

BARNETT JEFFREY & NICOLE FAMILY TRUST/BARNETT JEFF
97208 MORGANS WAY
YULEE, FL 32097

43-3N-28-509B-0035-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

HARDIE BRD 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floor

13

LVT/LAMNT 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame

02

WOOD FRAME 100

Stories

1.5

1.5 100

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

960

100

1993

960

112,705

BAS

288

100

2007

288

33,811

BAS

680

100

2009

680

79,832

FOP

152

30

2009

46

5,401

FOP

264

30

2009

79

9,275

FUS

680

100

2009

680

79,832

TOTALS

3,024

2,733

320,855

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

1

0860

POOL/SPA

0 100

24

0

1.00

UT

50,000.00

50,000.00

100

2000

2000

04

85

42,500

3

0753

UEP

0 100

20

18

360.00

SF

22.00

22.00

100

2000

2000

3

26

2,059

4

0911

SCRN RM A

0 100

30

20

600.00

SF

18.00

18.00

100

2001

2001

3

20

2,160

LAND DESCRIPTION

TOTAL OB/XF

46,719

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,733

98.4960

136.91

374,175

1986

1996

0

0

14.25

85.75

1 SNGL FAM

100% - 2026

Heated Area: 2608

HX Base Yr 2026

20

34

FUS

2009

34

20

20

34

BAS

2009

30

24

40

12

24

12

8

33

FOP

2009

19

6

8

19

33

FOP

2009

20

34

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

97208 MORGANS WAY, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

330,314

TOTAL MARKET OB/XF VALUE

46,719

TOTAL LAND VALUE - MARKET

105,000

TOTAL MARKET VALUE

482,033

SOH/AGL Deduction

0

ASSESSED VALUE

482,033

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

430,622

TOTAL JUST VALUE

482,033

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

423,824

PERMIT NUM

DESCRIPTION

AMT

ISSUED

22016529

XFOB

13,599

11/03/2022

M14694

MECH OTHER

4,000

07/01/2009

B22697

REMODEL

0

07/01/2009

B22207

ADDITION

60,192

01/01/2009

007074

XFOB

10,000

04/01/2000

006744

SWIM POOL

18,375

02/01/2000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2788/1975

5/20/2025

WD Q

I

01

495,000

GRANTOR: MASSENGILL JEFFREY S

GRANTEE: BARNETT JEFFREY & N

1591/0974

10/31/2008

WD Q

I

05

118,000

GRANTOR: WILMORE DEANNA

GRANTEE: MASSENGILL JEFFREY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 BAS=[YR=1993] W40 BAS=[YR=2009] N4 W20 S34 E20 FOP=[YR=2009] S2 E19 FOP=[YR=2009] E33 N8 W33 S8\$ N8 W19 S6\$ N30\$ S24 E40 N24\$ S24 E12 N24\$ PTR=N20 W72 FUS=[YR=2009] N34 E20 S34 W20\$ E72 S20\$.

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[illegible]