

LOT 36
IN OR 2306/905
PIRATES WOOD 2 UNR

RISKER MONICA & CHAD E
97228 MORGANS WAY
YULEE, FL 32097

2026

43-3N-28-509B-0036-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
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	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	1,425	100	1998	1,425	187,989
FGR	550	55	1998	302	39,840
FOP	42	30	1998	13	1,715
FSP	135	40	2007	54	7,124
PTO	54	5	1998	3	396
USP	150	30	2007	45	5,936
TOTALS	2,356			1,842	243,000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,842	105.4500	146.58	270,000	1998	2005	0	0	0 10.00	90.00

1 SNGL FAM 100% - 2020

Heated Area: 1425

HX Base Yr 2020

The floor plan diagram illustrates a building layout with several distinct areas, each labeled with a code and year. The areas and their dimensions are as follows:

- USP 2007**: A rectangular area at the top right with dimensions 15 (width) and 10 (height).
- FSP 2007**: A rectangular area below USP 2007 with dimensions 15 (width) and 9 (height).
- BAS 1998**: A large rectangular area on the left side with dimensions 36 (width) and 31 (height).
- FGR 1998**: A rectangular area at the bottom left with dimensions 25 (width) and 22 (height).
- FOP 1998**: A small rectangular area at the bottom center with dimensions 6 (width) and 7 (height).
- TO 1998**: A small rectangular area at the bottom right with dimensions 6 (width) and 9 (height).

Additional dimensions and layout details include:

- A horizontal line of length 31 separating the BAS 1998 area from the USP 2007 and FSP 2007 areas.
- A vertical line of length 18 on the right side of the BAS 1998 area.
- A horizontal line of length 33 separating the BAS 1998 area from the FGR 1998 area.
- A vertical line of length 25 on the right side of the FGR 1998 area.
- A horizontal line of length 22 at the bottom of the FGR 1998 area.
- A vertical line of length 6 on the right side of the FOP 1998 area.
- A horizontal line of length 7 at the bottom of the FOP 1998 area.
- A vertical line of length 3 on the right side of the FOP 1998 area.
- A horizontal line of length 6 at the top of the TO 1998 area.
- A vertical line of length 9 on the right side of the TO 1998 area.
- A horizontal line of length 6 at the bottom of the TO 1998 area.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	

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