LOT 38
IN OR 1656/1680
PIRATES WOOD 2 UNR

TRIBE RYAN D
97266 MORGANS WAY
YULEE, FL 32097

2026

43-3N-28-509B-0038-0000

BUILDING CHARACTERISTICS

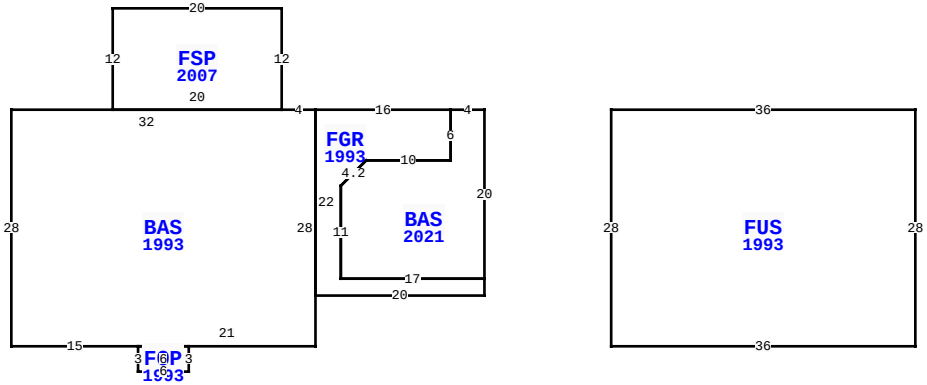
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,008	100	1993	1,008	125,317
BAS	258	100	2021	258	32,075
FGR	183	55	1993	101	12,556
FOP	18	30	1993	5	621
FSP	240	40	2007	96	11,935
FUS	1,008	100	1993	1,008	125,317
TOTALS	2,715			2,476	307,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,476	102.5088	142.49	352,805	1989	1999	0	0	0	12.75	87.25

1 SNGL FAM 100% - 2010 Heated Area: 2274 HX Base Yr 2010



97266 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		307,822
TOTAL MARKET OB/XF VALUE		1,680
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		414,502
SOH/AGL Deduction		232,322
ASSESSED VALUE		182,180
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,769
TOTAL JUST VALUE		414,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108622	REMODEL	4,500	06/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1656/1680	11/24/2009	WD	U	I	18	157,900
GRANTOR: BANK OF NEW YORK TRUS						
GRANTEE: TRIBE RYAN D						
1636/0088	8/24/2009	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF NEW YORK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W4 FGR=[YR=1993] W16 BAS=[YR=1993] W4 FSP=[YR=2007] N12 W20 S12 E20$ W32 S28 E15 FOP=[YR=1993] S3E6 N3 W6$ E21 N28$ S22 E20 N2 W17 N11 U3 R3 E10 N6$ S6 W10 D3 L3 S11 E17 N20$ PTR=E15 FUS=[YR=1993] E36 S28 W36 N28$ W15$.

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
4	0510	GARAGE WD-	0	100	12	20	240.00	SF	35.00	35.00	100	1995	1995	3	20	1,680	

LAND DESCRIPTION

TOTAL OB/XF 1,680

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