LOT 39
IN OR 1474/558
PIRATES WOOD 2 UNR

DUNLAP CHRISTINA
97296 MORGANS WAY
YULEE, FL 32097

2026

43-3N-28-509B-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

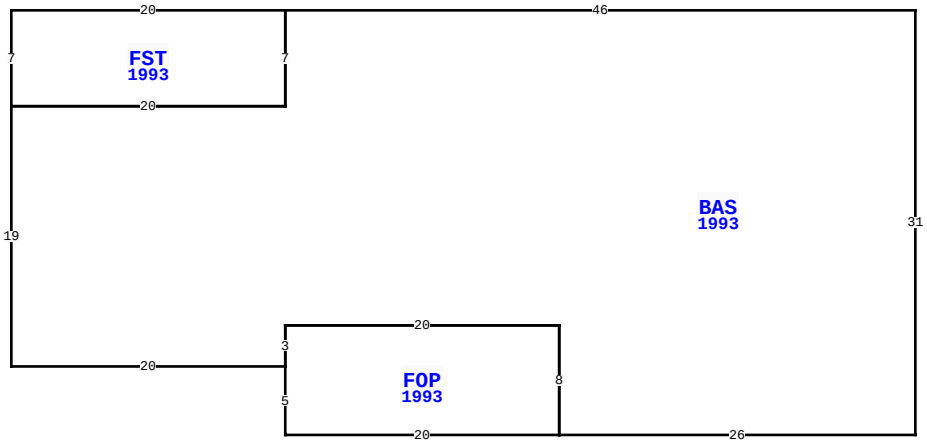
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,646	100	1993	1,646	182,301
FOP	160	30	1993	48	5,316
FST	140	55	1993	77	8,528
TOTALS	1,946			1,771	196,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,771	103.5500	143.93	254,900	1984	1994	0	0	0	23.05	76.95

1 SNGL FAM 100% - 2001 Heated Area: 1646 HX Base Yr 2001



97296 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		196,146
TOTAL MARKET OB/XF VALUE		1,803
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		302,949
SOH/AGL Deduction		173,776
ASSESSED VALUE		129,173
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		72,762
TOTAL JUST VALUE		302,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
006920	REMODEL	16,800	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1474/0558	1/25/2007	WD	U	I	07	100
GRANTOR: DUNLAP PATRICK & CHRI						
GRANTEE: DUNLAP PATRICK & CH						
1470/0908	1/09/2007	WD	Q	I	01	100
GRANTOR: DUNLAP PATRICK						
GRANTEE: DUNLAP PATRICK & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 FST=[YR=1993] W20 S7 E20 N7 $ S7 W20 S19 E20 FOP=[YR=1993] S5 E20 N8 W20 S3 $ N3 E20 S8 E26 N31 $.

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	1984	1984	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 1,803

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