

LOT 29
OR 525/1197 & OR 668/1807
PIRATES WOOD #1 UNR

BAKER DONALD & JACKIE R
97149 LONG JOHNS TRAIL
YULEE, FL 32097

2023

43-3N-28-509A-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 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.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	120,944
FSP	120	40	48	4,838
UGR	528	45	238	23,987
UGR	540	45	243	24,491
UOP	72	20	14	1,411
UST	36	45	16	1,613

TOTALS 2,496 1,759 177,284

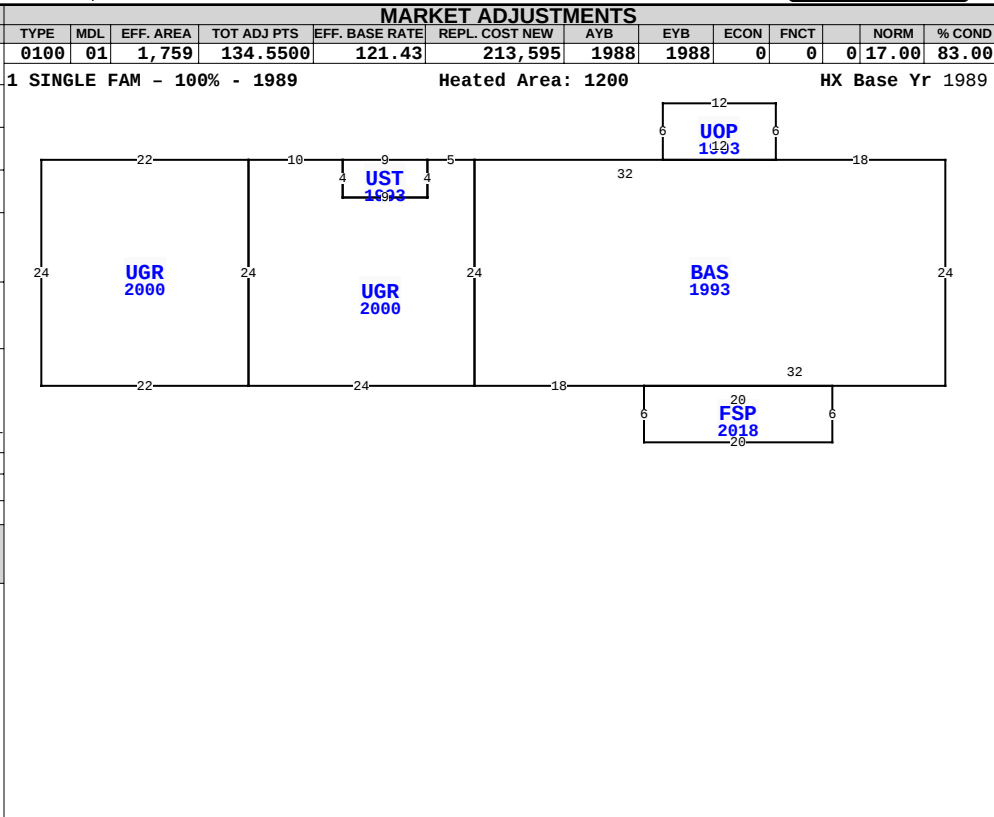
EXTRA FEATURES

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	0820	WOOD WALK	0 100	22	3	66.00	SF	11.75	11.75	100	1988	1988	3	40	310	
2	0810	CONCRETE A	0 100	13	4	52.00	SF	6.50	6.50	100	1988	1988	3	57	193	
3	0351	CARPORT MT	0 100	24	36	864.00	SF	10.00	10.00	100	1999	1999	3	20	1,728	
4	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	1999	1999	3	79	370	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 10/16/2018 BY KWX



97149 LONG JOHNS TRL, YULEE

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU

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
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4	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	1999	1999	3	79	370	

TOTAL OB/XF 2,601

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,284
TOTAL MARKET OB/XF VALUE		2,601
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		279,885
SOH/AGL Deduction		155,327
ASSESSED VALUE		124,558
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		69,558
TOTAL JUST VALUE		279,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005965	H/AC	0	07/01/2020
98-05660	GARAGE	0	12/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0668/1807	10/26/1992	QC	U	I	01	100

GRANTOR: BAKER DONALD

GRANTEE: BAKER DONALD & J R

0525/1197 9/03/1987 WD Q V 9,000

GRANTOR: KLOTZ MARY L

GRANTEE: BAKER DONALD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=1993] N6 W12 S6 E12 \$ W32
UGR=[YR=2000] W5 UST=[YR=1993] W9 S4 E9 N4 \$ S4 W9 N4 W10
UGR=[YR=2000] W22 S24 E22 N24 \$ S24 E24 N24 \$ S24 E18
FSP=[YR=2018] S6 E20 N6 W20 \$ E32 N24 \$.

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