LOT 42
IN OR 1320/1467
PIRATES WOOD 1 UNR

NEVIN ROBERT B & JENNIFER S
97120 LONG JOHNS TRAIL
YULEE, FL 32097

2023

43-3N-28-509A-0042-0000

NASSAU COUNTY PROPERTY

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	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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

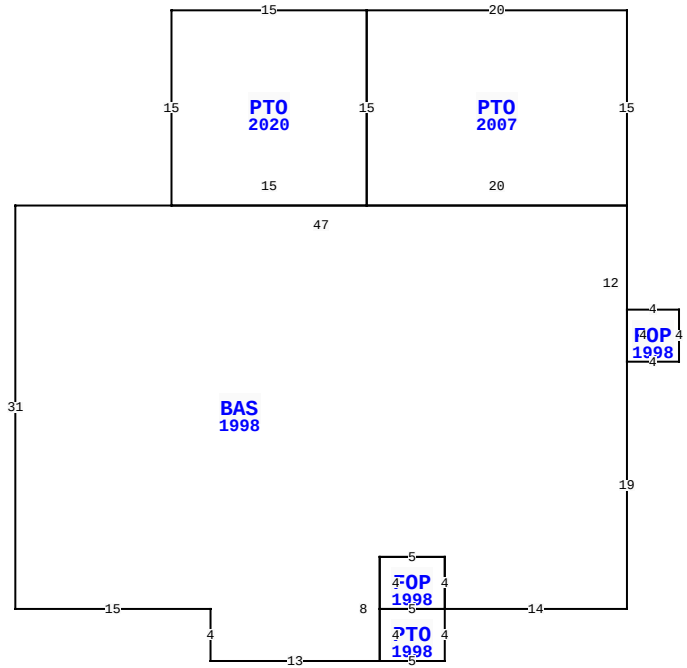
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,489	100	1,489	151,937
FOP	16	30	5	511
FOP	20	30	6	612
PTO	20	5	1	102
PTO	300	5	15	1,531
PTO	225	5	11	1,123
TOTALS	2,070		1,527	155,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,527	126.6840	114.33	174,582	1998	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 1999 Heated Area: 1489 HX Base Yr 1999



97120 LONG JOHNS TRL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,992
TOTAL MARKET OB/XF VALUE		809
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		277,801
SOH/AGL Deduction		150,345
ASSESSED VALUE		127,456
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,456
TOTAL JUST VALUE		277,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2008724	GARAGE	43,953	09/21/2020
B2004754	REPAIR/RRF	6,270	06/01/2020
974429	NEW CONSTR	60,680	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/1467	5/27/2005	WD	U	I	01	100
GRANTOR: NEVIN ROBERT B & JENN						
GRANTEE: NEVIN ROBERT B & JE						
0807/1850	9/29/1997	WD	Q	V		14,500
GRANTOR: TOLIVER CHARLES S JR						
GRANTEE: NEVIN ROBERT B & JE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] N15 W20 PTO=[YR=2020] W15 S15 E15 N15$ S15 E20$ BAS=[YR=1998] W47 S31 E15 S4 E13 PTO=[YR=1998] E5 N4 FOP=[YR=1998] N4 W5 S4E5$ W5 S4$ N8 E5 S4 E14 N19 FOP=[YR=1998] E4 N4 W4 S4$ N12$.

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	0810	CONCRETE A	0	100	0	0	150.00	SF	6.50	6.50	100	2002	2002	3	83	809	

LAND DESCRIPTION

TOTAL OB/XF 809

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	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 10/13/2020 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

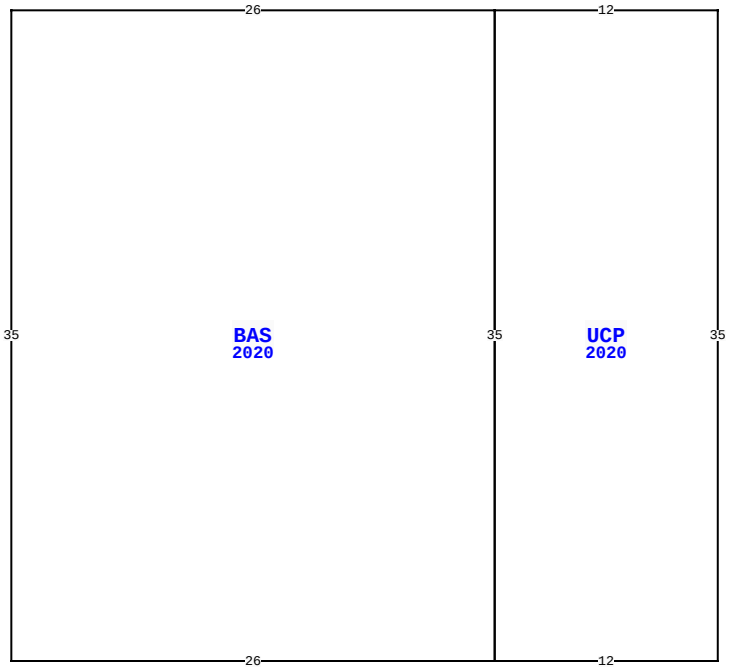
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	19,387
UCP	420	20	84	1,789
TOTALS	1,330		994	21,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	994	62.1000	21.74	21,610	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 1999 Heated Area: 910 HX Base Yr 1999



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GRANTEE: NEVIN ROBERT B & JE						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2020] W12 BAS=[YR=2020] W26 S35 E26 N35$ S35 E12 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/13/2020 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS