

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

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

2024

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	126,542
FSP	120	40	48	5,061
UGR	528	45	238	25,097
UGR	540	45	243	25,625
UOP	72	20	14	1,476
UST	36	45	16	1,687

TOTALS 2,496 1,759 185,489

EXTRA FEATURES

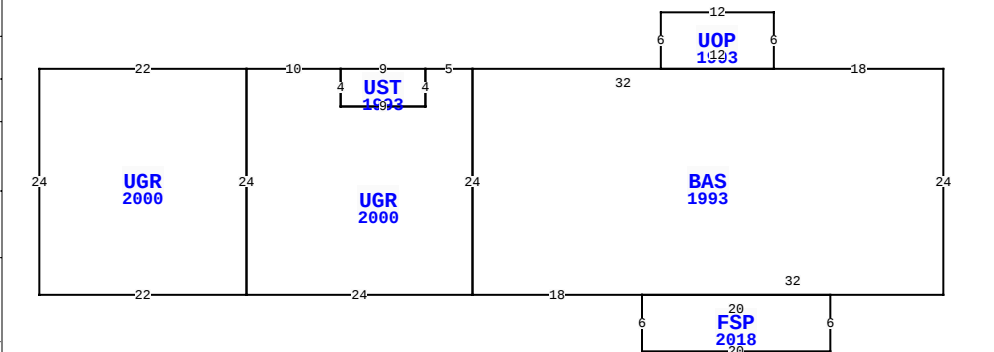
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0820	WOOD WALK	0 100	22	3	66.00	SF	11.75	11.75	100	1988	1988	3	40	310	
2	0810	CONCRETE A	0 100	13	4	52.00	SF	6.50	6.50	100	1988	1988	3	54.5	184	
3	0351	CARPORT MT	0 100	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	77	360	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,759	134.5500	127.82	224,835	1988	1988	0	0	0	17.50	82.50	
1 SINGLE FAM - 100% - 1989					Heated Area: 1200				HX Base Yr 1989				



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

97149 LONG JOHNS TRL, YULEE

TOTAL OB/XF													2,582
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Market: 0 Agricultural: 0 Common: 100,000

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,489
TOTAL MARKET OB/XF VALUE		2,582
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		288,071
SOH/AGL Deduction		159,776
ASSESSED VALUE		128,295
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		73,295
TOTAL JUST VALUE		288,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,885

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 \$.