PT LOT 38
IN OR 2058/1692
PIRATES WOOD #1 UNR

CENICOLA THOMAS & LORI
97098 LONG JOHNS TRAIL
YULEE, FL 32097

2024

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

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	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

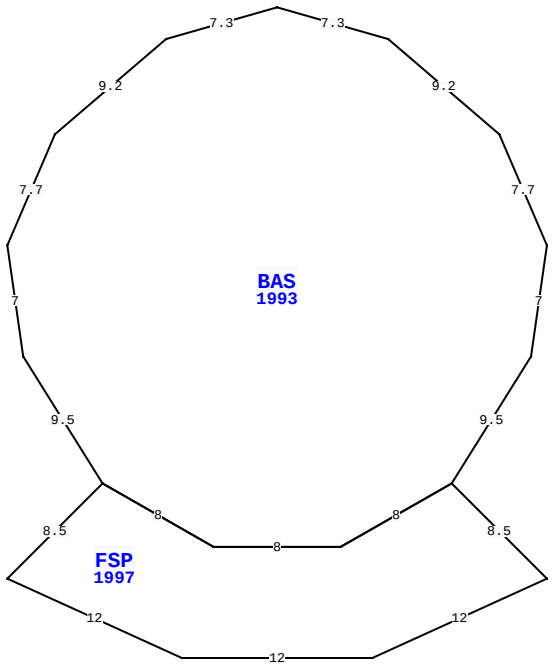
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

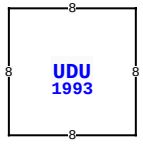
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	92,752
FSP	223	40	89	9,554
UDU	64	55	35	3,758
TOTALS	1,151		988	106,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	988	96.7680	120.96	119,508	1972	2000	0	0	0	11.25	88.75

1 SNGL FAM – 0% - 0 Heated Area: 864 HX Base Yr





97018 PEGLEG WAY, 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	106,063
TOTAL MARKET OB/XF VALUE	5,536
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	211,599
SOH/AGL Deduction	62,238
ASSESSED VALUE	149,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,361
TOTAL JUST VALUE	211,599
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905778	ADDTN	31,100	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2058/1692	7/14/2016	WD	U	I	37	64,500
GRANTOR: TOLIVER CHARLES S & B						
GRANTEE: CENICOLA THOMAS & L						
0633/0330	8/07/1991	WD	Q	I		44,600
GRANTOR: GORE ROBERT W						
GRANTEE: TOLIVER CHARLES & B						

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	0811	CONCRETE B	0	0	0	0	1,109.00	SF	5.20	5.20	100	1997	1997	3	73	4,210	
2	0351	CARPORT MT	0	0	20	22	440.00	SF	10.00	10.00	100	1997	1997	3	20	880	
3	0479	VF PICKET	0	0	0	0	108.00	LF	7.50	7.50	100	2001	2001	3	55	446	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] D2 R7 R7 D6 D7 R3 D7 L1 L5 D8
FSP=[YR=1997] R6 D6 D5 L11 W12 L11 U5 U6 R6 D4 R7
E8 R7 U4 $ D4 L7 W8 L7 U4 U8 L5 L1 U7 U7 R3 U6 R7
U2 R7 $ PTR= E25 UDU=[YR=1993] E8 S8 W8 N8$ W25$.

LAND DESCRIPTION

TOTAL OB/XF 5,536

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	0		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 Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS