LOT 41 IN OR 786/1502
PIRATES WOOD 1 UNR

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

2024

43-3N-28-509A-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

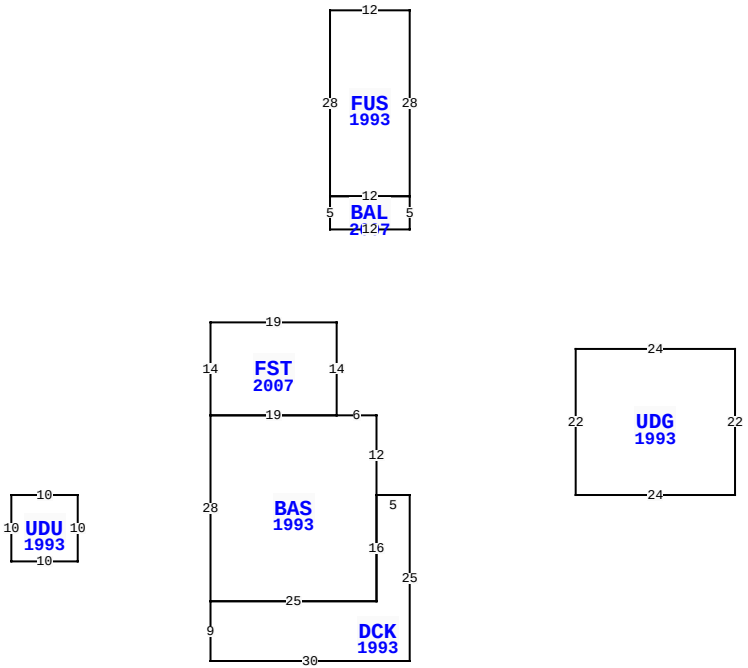
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAL	60	15	9	909
BAS	700	100	700	70,746
DCK	350	10	35	3,537
FST	266	55	146	14,756
FUS	336	100	336	33,958
UDG	528	55	290	29,309
UDU	100	55	55	5,559
TOTALS	2,340		1,571	158,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	129.7338	123.25	193,626	1970	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 1998 Heated Area: 1036 HX Base Yr 1998



97098 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		158,773
TOTAL MARKET OB/XF VALUE		2,106
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		260,879
SOH/AGL Deduction		150,341
ASSESSED VALUE		110,538
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		10,538
TOTAL JUST VALUE		260,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1901993	REPAIR/RRF	1,999	03/01/2019
4426	ADDITION	8,820	10/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0786/1502	3/10/1997	WD	Q	I		78,000
GRANTOR: TOLIVER CHARLES S & B						
GRANTEE: CENICOLA THOMAS & L						
0254/0054	12/01/1977	WD	U	I		46,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0803	ASPHALT C	0	100	0	0	1,930.00	SF	2.00	2.00	100	1987	1987	3	50	1,930	
2	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	1987	1987	3	52	176	

BUILDING DIMENSIONS

DCK=[YR=1993] W5 BAS=[YR=1993] N12 W6 FST=[YR=2007] N14 W19 S14 E19 $ W19 S28E25 N16 $ S16 W25 S9 E30 N25 $PTR=W50 UDU=[YR=1993] W10 S10 E10 N10 $ E50$ PTR= E25 UDG=[YR=1993] E24 N22 W24 S22 $ W25 $ PTR= N40 BAL=[YR=2007] N5 FUS=[YR=1993] N28 W12 S28 E12 $ W12 S5 E12 $ S40 $.

LAND DESCRIPTION

TOTAL OB/XF 2,106

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		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