LOT 42
IN OR 1320/1467
PIRATES WOOD 1 UNR

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

**2024**

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

## BUILDING CHARACTERISTICS

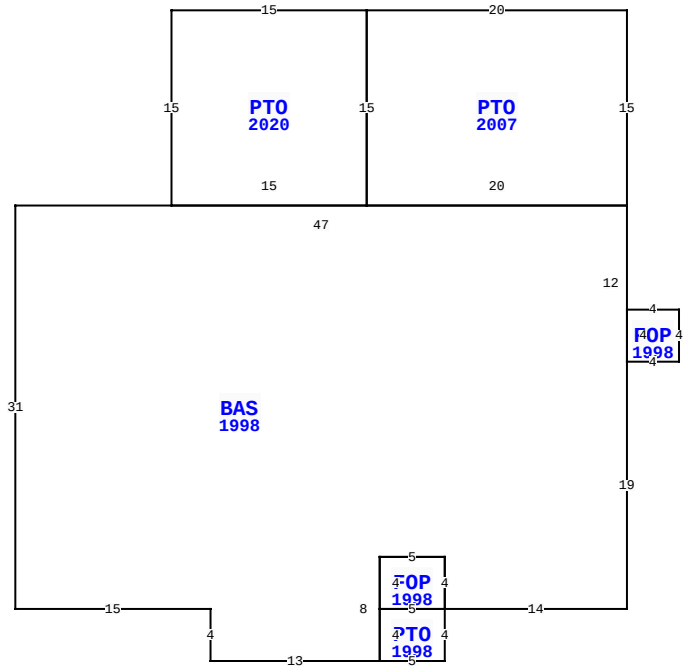
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 159,041 |
| FOP | 16 | 30 | 5 | 534 |
| FOP | 20 | 30 | 6 | 641 |
| PTO | 20 | 5 | 1 | 107 |
| PTO | 300 | 5 | 15 | 1,602 |
| PTO | 225 | 5 | 11 | 1,175 |
| TOTALS | 2,070 | | 1,527 | 163,099 |

## 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 | 120.35 | 183,774 | 1998 | 2000 | 0 | 0 | 0 | 11.25 | 88.75 |

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 | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 184,061 |
| TOTAL MARKET OB/XF VALUE | | 800 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 284,861 |
| SOH/AGL Deduction | | 153,581 |
| ASSESSED VALUE | | 131,280 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 81,280 |
| TOTAL JUST VALUE | | 284,861 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 277,801 |

| 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 | 82 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 800

| 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 10/13/2020 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS

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PIRATES WOOD 1 UNR

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**2024**

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

## BUILDING CHARACTERISTICS

| 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 |

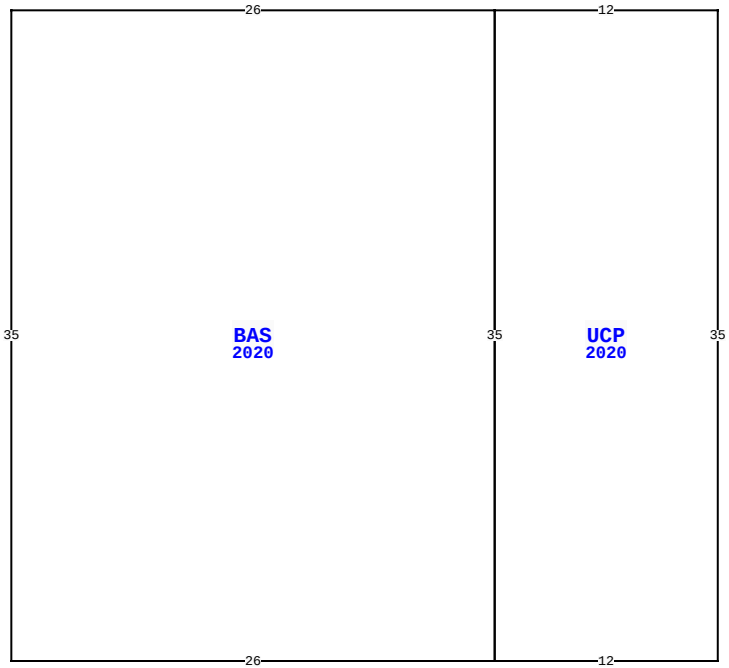
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 910 | 100 | 910 | 19,190 |
| UCP | 420 | 20 | 84 | 1,771 |
| TOTALS | 1,330 | | 994 | 20,962 |

## 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 | 3.00 | 97.00 |

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




97120 LONG JOHNS TRL, YULEE

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| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
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| 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

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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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