

LOT 67 IN OR 2692/1054
PIRATES WOOD 1 UNR

BATES JAMES IRA JR & TINA SUE
97028 LANDING TRAIL
YULEE, FL 32097

2024

43-3N-28-509A-0067-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

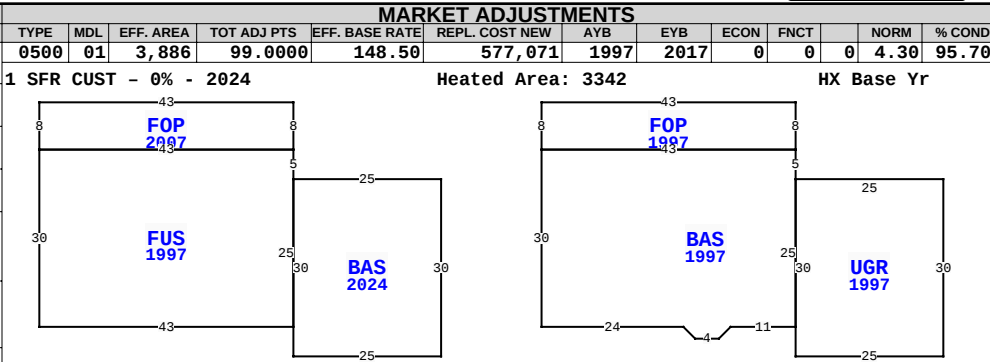
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	1,302	185,033
BAS	750	100	750	106,586
FOP	344	30	103	14,638
FOP	344	30	103	14,638
FUS	1,290	100	1,290	183,328
UGR	750	45	338	48,035

TOTALS	4,780		3,886	552,257
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	25	24	600.00	SF	6.50
2	0825	BRICK	0	0	0	0	168.00	SF	12.50
3	1241	WD DECK G	0	0	10	35	350.00	UT	11.50
4	0752	USP	0	0	10	12	120.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	SFR CANAL	0		OR	0.00	0.00	1.00

REVIEW DATE 10/21/2020 BY KW



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,886	99.0000	148.50	577,071	1997	2017	0	0	4.30	95.70
BLD DATE	03/03/2023		NW	LGL DATE	06/16/2023		MLU				
XF DATE				LAND DATE							
INC DATE				AG DATE							

97028 LANDING TR, YULEE				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
600.00	SF	6.50	6.50	100	1998	1998	3	75	2,925	
168.00	SF	12.50	12.50	100	1998	1998	3	93	1,953	
350.00	UT	11.50	11.50	100	1998	1998	3	26	1,047	
120.00	SF	15.00	15.00	100	2015	2015	3	78	1,404	

TOTAL OB/XF											7,329	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VAL	
OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	1	

Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	552,257		
TOTAL MARKET OB/XF VALUE	7,329		
TOTAL LAND VALUE - MARKET	170,000		
TOTAL MARKET VALUE	729,586		
SOH/AGL Deduction	0		
ASSESSED VALUE	729,586		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	729,586		
TOTAL JUST VALUE	729,586		
NCON VALUE	44,179		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	504,504		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615091	REPAIR/RRF	15,000	06/15/2016
95-01705	NEW CONSTR	1,110,000	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/1054	1/31/2024	WD	Q	I	02	920,000
GRANTOR: LEMON GROUP HOLDINGS						
GRANTEE: BATES JAMES IRA JR						
2668/441	9/12/2023	WD	U	I	37	505,000
GRANTOR: KNAPPENBERGER GARY &						
GRANTEE: LEMON GROUP HOLDING						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1997;ORIG=-25,0] N5 W43 S30 E24 D2R2 E4 U2R2 E11 N25 \$									
FUS=[YR=1997;ORIG=-110,0] N5 W43 S30 E43 N25 \$									
UGR=[YR=1997;ORIG=0,0] W25 S30 E25 N30 \$									
BAS=[YR=2024;ORIG=-85,0] W25 S30 E25 N30 \$									
FOP=[YR=1997;ORIG=-25,-5] N8 W43 S8 E43 \$									
FOP=[YR=2007;ORIG=-110,-5] N8 W43 S8 E43 \$									
PTR=[ORIG=0,0] W85 E85 \$									

OTHER ADJUSTMENTS AND NOTES									

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