LOT 43
IN OR 2008/1456
PIRATES WOOD #1 UNR

MCGETTRICK MICHAEL J & MARY C
97158 LONG JOHNS TRL
YULEE, FL 32097

2025

43-3N-28-509A-0043-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 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	02	Quality Level 02

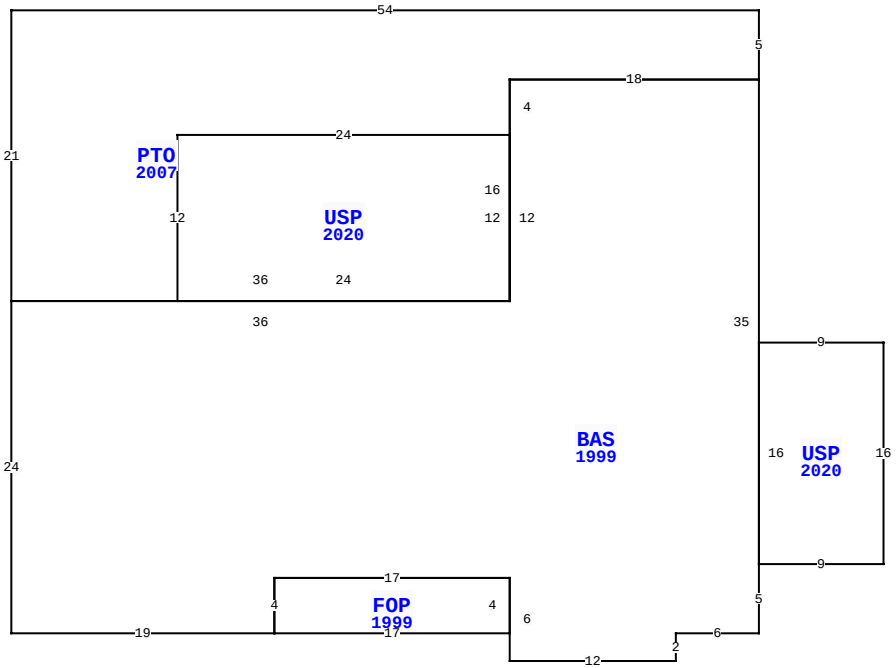
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1999	1,540	188,270
FOP	68	30	1999	20	2,445
PTO	846	5	2007	42	5,134
USP	144	30	2020	43	5,257
USP	288	30	2020	86	10,514
TOTALS	2,886			1,731	211,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,731	105.5450	139.32	241,163	1999	1999	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2023 Heated Area: 1540 HX Base Yr 2023



97158 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 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,621
TOTAL MARKET OB/XF VALUE		4,055
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		330,676
SOH/AGL Deduction		8,313
ASSESSED VALUE		322,363
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,641
TOTAL JUST VALUE		330,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705375	SCRN ENCLOSURE	0	06/15/2017
R1702135	REPAIR/RRF	3,000	03/16/2017
M1622760	H/AC	0	05/12/2016
985428	NEW CONSTR	0	12/01/1998
985432	NEW CONSTR	80,791	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2008/1456	10/01/2015	WD	Q	I	02	135,000
GRANTOR: GUY THOMAS D & JACLYN						
GRANTEE: MCGETTRICK MICHAEL						
0846/0588	8/26/1998	WD	Q	V		17,000
GRANTOR: TOLIVER SHERRY LYNN						
GRANTEE: GUY THOMAS & JACLYN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] N5 W54 S21 E36 N16 E18 $ BAS=[YR=1999] W18 S4 USP=[YR=2020] W24 S12 E24 N12$ S12 W36 S24 E19 FOP=[YR=1999] E17 N4 W17 S4 $ N4 E17 S6 E12 N2 E6 N5 USP=[YR=2020] E9 N16 W9 S16$ 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
1	0812	CONCRETE C	0	100	44	32	1,408.00	SF	3.00	3.00	100	2017	2017	3	96	4,055	

LAND DESCRIPTION

TOTAL OB/XF 4,055

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	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	100,000.00	115,000.00	115,000							

REVIEW DATE 10/13/2020 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 07/30/2025 BY SYS