LOT 29
OR 525/1197 & OR 668/1807
PIRATES WOOD #1 UNR

BAKER DONALD & JACKIE R
97149 LONG JOHNS TRAIL
YULEE, FL 32097

2026

43-3N-28-509A-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

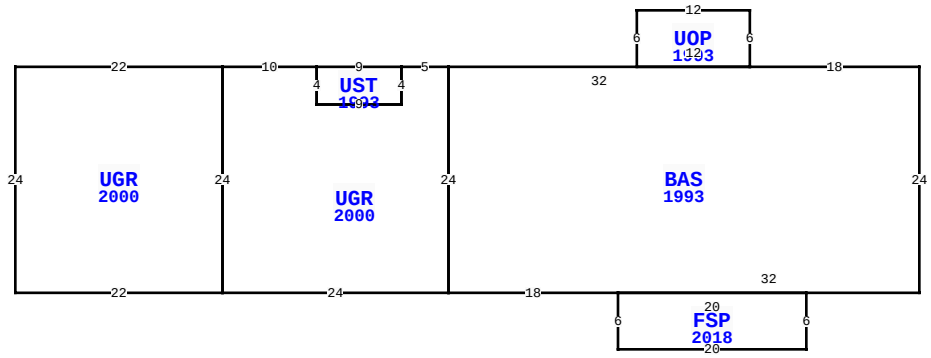
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	160,371
FSP	120	40	2018	48	6,415
UGR	528	45	2000	238	31,807
UGR	540	45	2000	243	32,476
UOP	72	20	1993	14	1,871
UST	36	45	1993	16	2,138
TOTALS	2,496			1,759	235,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,759	111.1500	154.50	271,766	1988	1998	0	0	0	13.50	86.50

1 SNGL FAM 100% - 1989 Heated Area: 1200 HX Base Yr 1989



97149 LONG JOHNS TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,078
TOTAL MARKET OB/XF VALUE		2,038
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		342,116
SOH/AGL Deduction		206,536
ASSESSED VALUE		135,580
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		79,169
TOTAL JUST VALUE		342,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005965	H/AC	0	07/01/2020
98-05660	GARAGE	0	12/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0668/1807	10/26/1992	QC	Q	I	01	100
GRANTOR: BAKER DONALD						
GRANTEE: BAKER DONALD & J R						
0525/1197	9/03/1987	WD	Q	V		9,000
GRANTOR: KLOTZ MARY L						
GRANTEE: BAKER DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 UOP=[YR=1993] N6 W12 S6 E12 $ W32
UGR=[YR=2000] W5 UST=[YR=1993] W9 S4 E9 N4 $ S4 W9 N4 W10
UGR=[YR=2000] W22 S24 E22 N24 $ S24 E24 N24 $ S24 E18
FSP=[YR=2018] S6 E20 N6 W20 $ E32 N24 $.

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	0820	WOOD WALK	0	100	22	3	66.00	SF	11.75	11.75	100	1988	1988	3	40	310	
3	0351	CARPORT MT	0	100	24	36	864.00	SF	10.00	10.00	100	1999	1999	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 2,038

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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS