LOT 41 IN OR 786/1502
PIRATES WOOD 1 UNR

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

2026

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

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 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	02	Quality Level 02

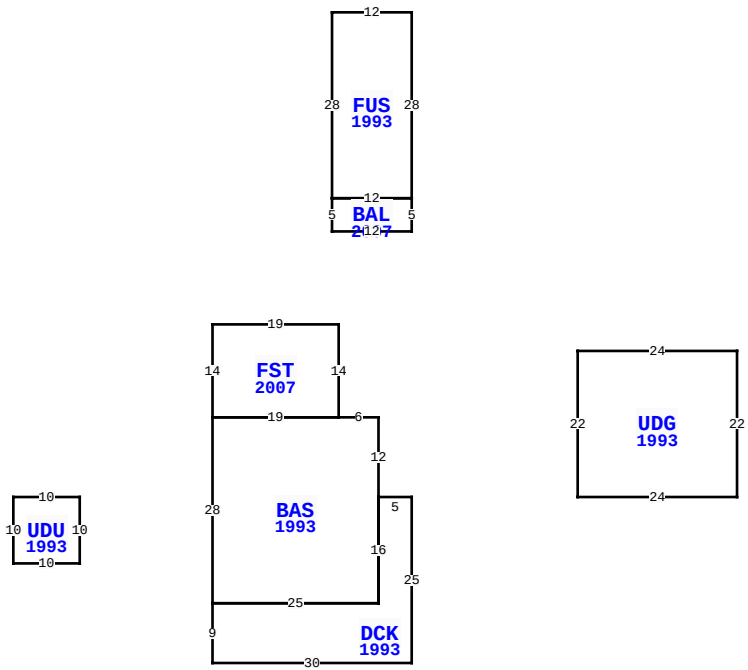
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	60	15	2007	9	1,126
BAS	700	100	1993	700	87,594
DCK	350	10	1993	35	4,380
FST	266	55	2007	146	18,270
FUS	336	100	1993	336	42,045
UDG	528	55	1993	290	36,289
UDU	100	55	1993	55	6,882
TOTALS	2,340			1,571	196,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,571	107.1714	148.97	234,032	1970	1990	0	0	0	16.00	84.00

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



97098 LONG JOHNS TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		196,587
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		301,587
SOH/AGL Deduction		184,772
ASSESSED VALUE		116,815
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		15,404
TOTAL JUST VALUE		301,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,342

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	12/03/1977	WD	U	I		46,000
GRANTOR: THOMPSON CELESTE ANN						
GRANTEE: TOLIVER CHARLES S &						

BUILDING NOTES

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 $.

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
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