LOT 42
IN OR 1320/1467
PIRATES WOOD 1 UNR

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

2026

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

NASSAU COUNTY PROPERTY

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	02	Quality Level 02

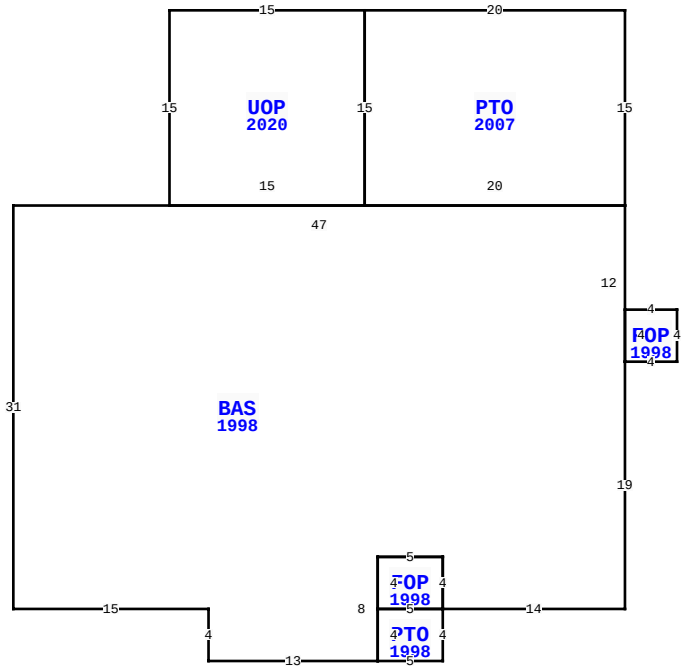
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,489	100	1998	1,489	187,905
FOP	16	30	1998	5	631
FOP	20	30	1998	6	757
PTO	20	5	1998	1	126
PTO	300	5	2007	15	1,893
UOP	225	20	2020	45	5,679
TOTALS	2,070			1,561	196,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,561	104.6520	145.47	227,079	1998	1998	0	0	0	13.25	86.75

1 SNGL FAM 100% - 1999 Heated Area: 1489 HX Base Yr 1999



97120 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		219,862
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		324,862
SOH/AGL Deduction		181,919
ASSESSED VALUE		142,943
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,532
TOTAL JUST VALUE		324,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,851

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	Q	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

BAS=[YR=1998;ORIG=0,0] W47 S31 E15 S4 E13 N8 E5 S4 E14 N19 N12 $
PTO=[YR=2007;ORIG=0,0] N15 W20 S15 E20 $
UOP=[YR=2020;ORIG=-20,-15] W15 S15 E15 N15 $
PTO=[YR=1998;ORIG=-19,35] E5 N4 W5 S4 $
FOP=[YR=1998;ORIG=-14,31] N4 W5 S4 E5 $
FOP=[YR=1998;ORIG=0,12] E4 N4 W4 S4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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

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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

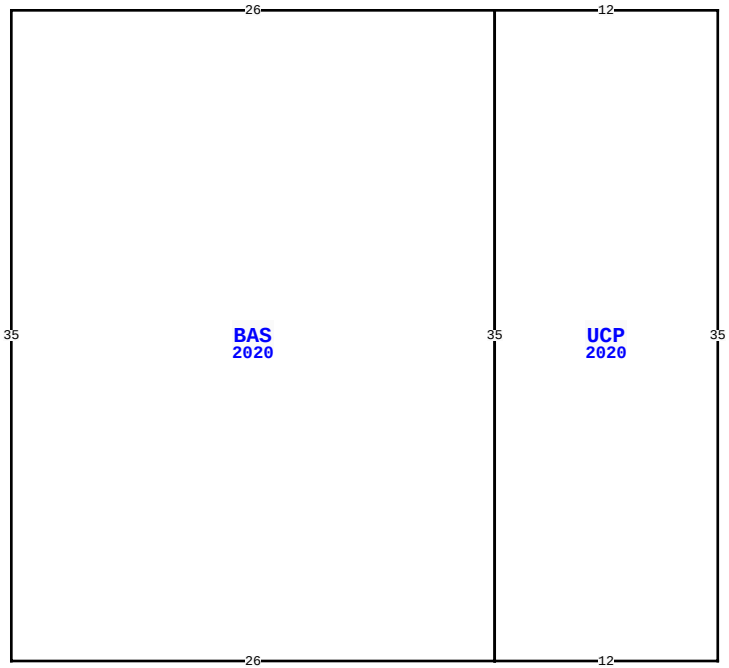
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	2020	910	20,938
UCP	420	20	2020	84	1,932
TOTALS	1,330			994	22,871

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	24.22	24,075	2020	2020	0	0	0	5.00	95.00

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



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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

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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