LOT 67 IN OR 2692/1054
PIRATES WOOD 1 UNR

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

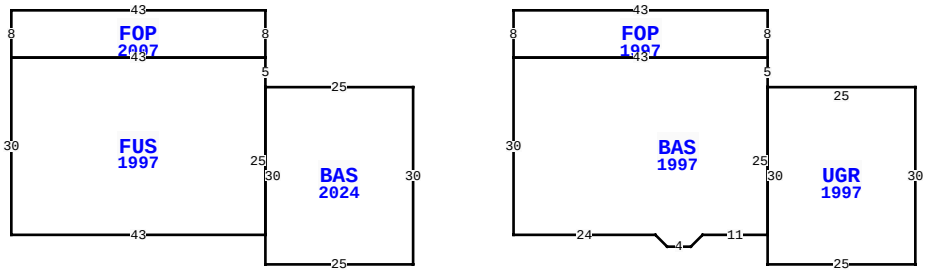
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	1997	1,302	216,631
BAS	750	100	2024	750	124,788
FOP	344	30	1997	103	17,137
FOP	344	30	2007	103	17,137
FUS	1,290	100	1997	1,290	214,635
UGR	750	45	1997	338	56,238
TOTALS	4,780			3,886	646,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,886	125.7300	208.71	811,047	1997	1997	0	0	0	20.28	79.72

1 SFR CUST 100% - 2025 Heated Area: 3342 HX Base Yr 2025



97028 LANDING TR, 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		646,567
TOTAL MARKET OB/XF VALUE		2,244
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		858,811
SOH/AGL Deduction		470,017
ASSESSED VALUE		388,794
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		337,383
TOTAL JUST VALUE		858,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		828,172

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 $
.

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
3	1241	WD DECK G	0	100	10	35	350.00	UT	11.50	11.50	100	1998	1998	3	24	966	
4	0752	USP	0	100	10	12	120.00	SF	15.00	15.00	100	2015	2015	3	71	1,278	

LAND DESCRIPTION

TOTAL OB/XF 2,244

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	000131	C	RES CREEK	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	210,000.00	210,000.00	210,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/09/2026 BY SYS