

LOT 1
IN OR 2648/382
PIRATES WOOD UNIT 3 UNR

FONDRY BARBARA R L/E/
97336 CARAVEL TRAIL
YULEE, FL 32097

2023

43-3N-28-509C-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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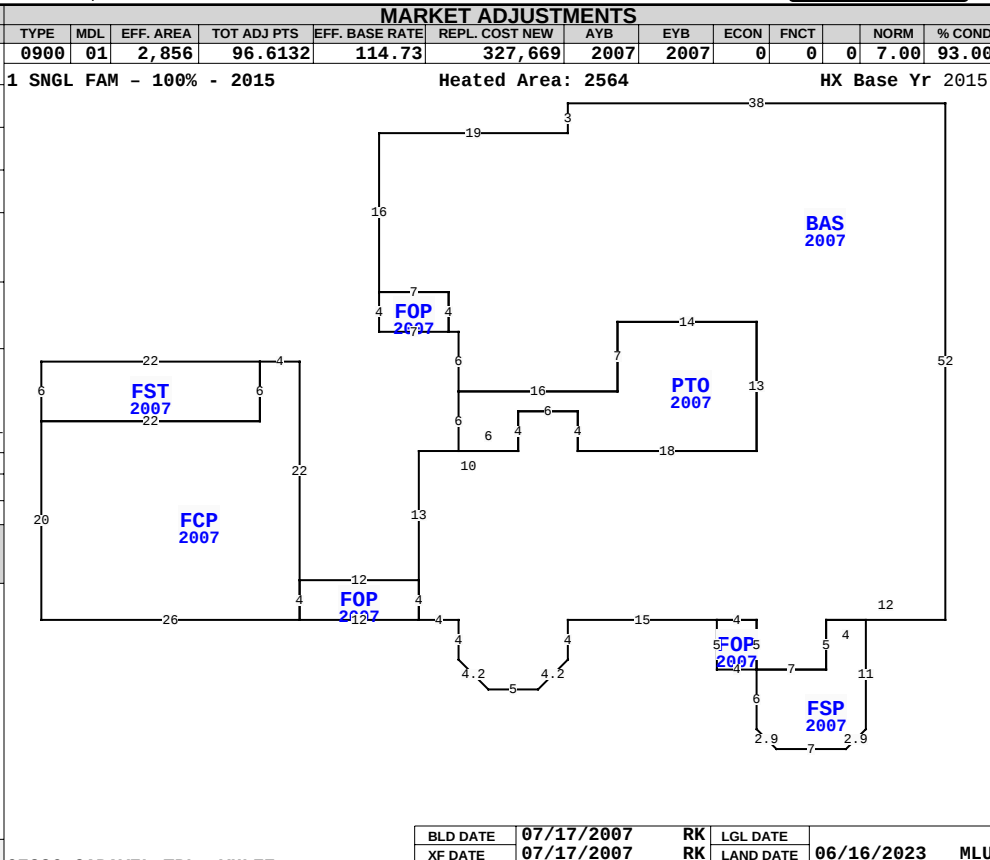
NEIGHBORHOOD/LOC	4032.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,564	100	2,564	273,576
FCP	544	25	136	14,511
FOP	20	30	6	640
FOP	28	30	8	854
FOP	48	30	14	1,494
FSP	104	40	42	4,482
FST	132	55	73	7,789
PTO	254	5	13	1,387

TOTALS	3,694		2,856	304,732
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0810	CONCRETE A	0	100	3	9		27.00	SF 6.50	100	
2	0855	CONC PAVER	0	100	3	22		66.00	SF 10.00	100	
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
D	VALUATION SUMMARY		
0	VALUATION BY		STANDARD
5	Tax Group: 4	Tax Dist:	
	BUILDING MARKET VALUE		304,732
	TOTAL MARKET OB/XF VALUE		3,963
	TOTAL LAND VALUE - MARKET		100,000
	TOTAL MARKET VALUE		408,695
	SOH/AGL Deduction		209,153
	ASSESSED VALUE		199,542
	TOTAL EXEMPTION VALUE	HX HB	50,000
	BASE TAXABLE VALUE		149,542
	TOTAL JUST VALUE		408,695
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		293,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12203	MECH OTHER	0	11/01/2006
R09874	REPAIR/RRF	7,240	11/01/2006
E17841	ELEC OTHER	200	08/01/2006
P11460	OTHER	0	08/01/2006
C17908	CO ISSUED	0	06/01/2006
B0617908	NEW CONSTR	180,390	06/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
2648/382	6/14/2023	LE U	I	11	100
GRANTOR: FONDRY BARBARA R					
GRANTEE: BARBOUR REBECCA LEE					
1907/1358	3/14/2014	WD Q	I	01	221,000
GRANTOR: MADDOX WILLIAM A & CA					
GRANTEE: FONDRY BARBARA R					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W38 S3 W19 S16 FOP=[YR=2007] S4 E7 N4 W7 \$ E7 S4 E1 S6 PTO=[YR=2007] S6 E6 N4 E6 S4 E18 N13 W14 S7 W16\$ E16 N7 E14 S13 W18 N4 W6 S4 W10 S13 FOP=[YR=2007] W12 FCP=[YR=2007] N22 W4 FST=[YR=2007] W22 S6 E22 N6\$ S6 W22 S20 E26 N4 \$ S4 E12 N4 \$ S4 E4 S4 D3 R3 E5 U3 R3 N4 E15 FOP=[YR=2007] S5 E4 N5 W4\$ E4 S5 FSP=[YR=2007] S6 D2 R2 E7 U2 R2 N11 W4 S5 W7\$ E7 N5 E12 N52\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	