

LOT 105
IN OR 1912/1608
PIRATES WOOD #3 UNR

PITTMAN RACHEL D
97236 CARAVEL TRAIL
YULEE, FL 32097

2023

43-3N-28-509C-0105-0000



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	08	SHT VINYL 20
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 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	119,508
FEP	200	80	160	15,935
FOP	250	30	75	7,469
UOP	100	20	20	1,992

TOTALS 1,750 1,455 144,903

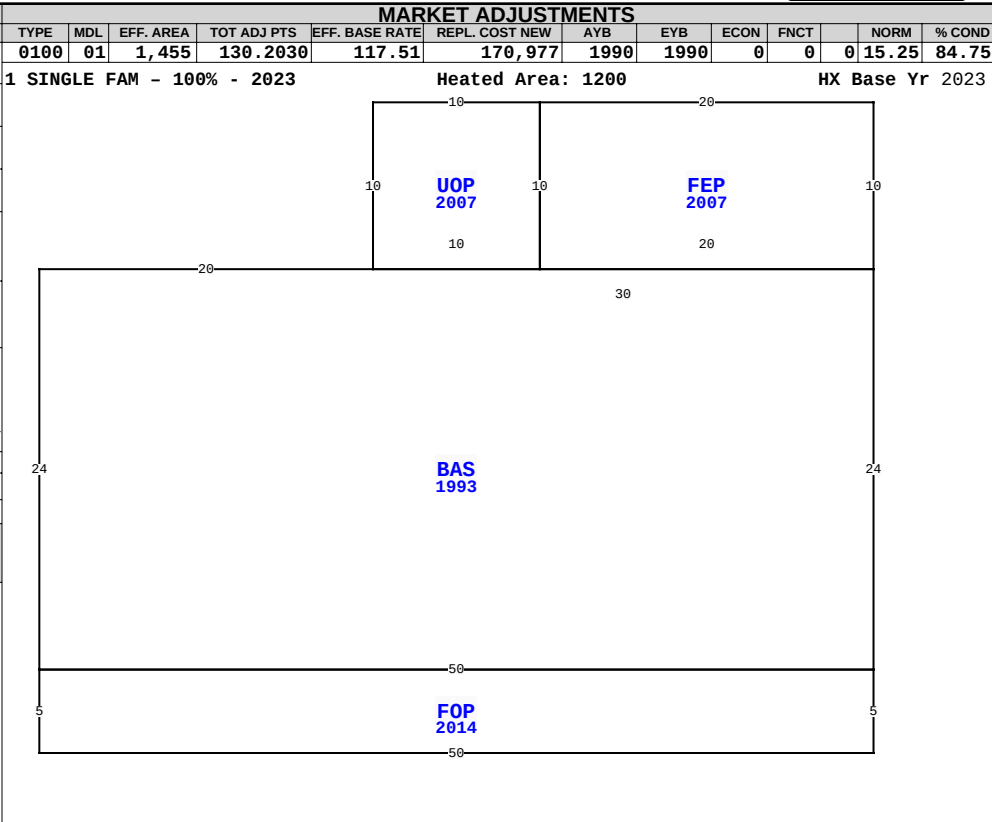
EXTRA FEATURES

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
2	1242	WD DECK A	0 100	18 10	180.00	SF	10.00	10.00	100	2003	2003	3	22	396	
3	0811	CONCRETE B	0 100	0 0	880.00	SF	5.20	5.20	100	2014	2014	3	95	4,347	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 10/17/2018 BY KWX



97236 CARAVEL TRL, YULEE

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

06/16/2023 MLU

TOTAL OB/XF 4,743

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR DENSITY DECL FRZ YR CONSRV

PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		144,903	
TOTAL MARKET OB/XF VALUE		4,743	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		249,646	
SOH/AGL Deduction		0	
ASSESSED VALUE		249,646	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		199,646	
TOTAL JUST VALUE		249,646	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,315	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428961	ADDITION	5,735	06/01/2014
B20336	ADDITION	13,700	08/01/2007
6187	XFOB	600	01/02/1990
3185	H/AC	1,600	10/31/1989
6275	NEW CONSTR	1,600	10/31/1989
3661	NEW CONSTR	1,895	10/02/1989

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
2556/0564	4/13/2022	WD U	I 11
GRANTOR: HIRST NEAL A & DEE CO			
GRANTEE: HIRST DEBORAH C			
1912/1608	4/16/2014	WD Q	I 01
GRANTOR: SMITH SIDNEY C			
GRANTEE: HIRST NEAL A & DEE			

OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE
2556/0564	4/13/2022	WD U	I 11	100

GRANTOR: HIRST NEAL A & DEE CO

GRANTEE: HIRST DEBORAH C

1912/1608 4/16/2014 WD Q I 01 95,000

GRANTOR: SMITH SIDNEY C

GRANTEE: HIRST NEAL A & DEE

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2007] W20 UOP=[YR=2007] W10 S10 BAS=[YR=1993] W20 S24FOP=[YR=2014] S5 E50 N5 W50\$ E50 N24 W30\$ E10 N10\$ S10 E20 N10\$.