

LOT 3 IN OR 2630/1165 &
 LOT 2 PT OR 2630/1165
 PIRATES WOOD 5 UNR

HUTTO HOMER L & CHARLOTTE P L/E/
 97375 CARAVEL TRAIL
 YULEE, FL 32097

2023

43-3N-28-509E-0003-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 80	
Exterior Wall	05	AVERAGE 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
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
BAS	1,248	100	1,248
BAS	320	100	320
FOP	90	30	27
FST	144	55	79
TOTALS	1,802		1,674

MARKET ADJUSTMENTS																																				
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																									
0100	01	1,674	129.6050	116.97	195,808	1973	1985	0	0	18.10	81.90																									
1 SINGLE FAM - 100% - 1985																																				
Heated Area: 1568 HX Base Yr 1985																																				
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			171,389
TOTAL MARKET OB/XF VALUE			15,275
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			386,664
SOH/AGL Deduction			214,920
ASSESSED VALUE			171,744
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			121,744
TOTAL JUST VALUE			386,664
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1165	3/29/2023	LE U		I	11	100
GRANTOR: HUTTO HOMER L & CHARL						
GRANTEE: SMITH PENELOPE						
0545/0632	6/14/1988	WD U	V		09	13,000
GRANTOR: TRINGALI ANGELO						
GRANTEE: HUTTO HOMER & C P						

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
1	0810	CONCRETE A	0	100	0	224.00	SF	6.50	6.50	100	1987	1987	3	54.5	794	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
4	1242	WD DECK A	0	100	0	400.00	SF	10.00	10.00	100	1995	1995	3	20	800	
5	0803	ASPHALT C	0	100	0	2,380.00	SF	2.00	2.00	100	2000	2000	3	50	2,380	
6	0351	CARPOR MT	0	100	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
7	0476	VF 6 SBPL	0	100	0	132.00	LF	16.00	16.00	100	2009	2009	3	78	1,647	
8	0476	VF 6 SBPL	0	100	0	265.00	LF	32.00	32.00	100	2009	2009	3	78	6,614	
TOTAL OB/XF 15,275																

BUILDING NOTES											
FST=[YR=1993] W9 BAS=[YR=2007] W20 S16 BAS=[YR=1993] W23 S24E22 FOP=[YR=1993] S3 E30 N3 W30\$ E30 N24W29\$ E20 N16\$ S16 E9 N16\$.											

LAND DESCRIPTION												TOTAL OB/XF 15,275												
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							
2	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							

