LOT 8
IN OR 2612/1625
PIRATES WOOD #5 UNR

PREVATT MARGARET O LVNG TRUST/PREVATT MARGARET OLE
97269 CARAVEL TRAIL
YULEE, FL 32097

2023

43-3N-28-509E-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

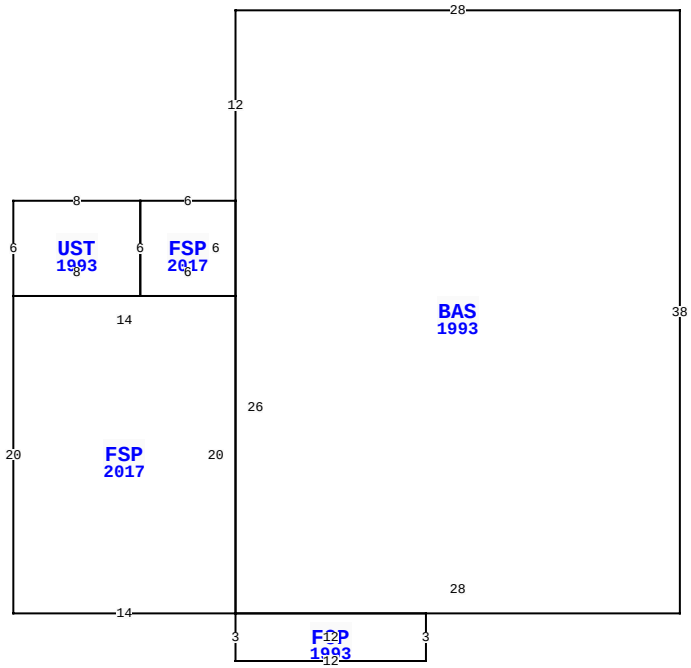
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,064	100	1,064	110,961
FOP	36	30	11	1,148
FSP	36	40	14	1,460
FSP	280	40	112	11,681
UST	48	45	22	2,294
TOTALS	1,464		1,223	127,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,223	141.7856	127.96	156,495	1972	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1064 HX Base Yr 2005



97269 CARAVEL TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,185
TOTAL MARKET OB/XF VALUE		12,496
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		306,681
SOH/AGL Deduction		136,235
ASSESSED VALUE		170,446
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,446
TOTAL JUST VALUE		306,681
NCON VALUE		69,914
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015407	ADDITION	3,316	10/14/2022
B2205570	ADDITION	74,217	04/11/2022
B1705152	GARAGE	16,232	06/09/2017
5999	REPAIR/RRF	1,800	09/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1625	11/10/2022	WD	U	I	11	100
GRANTOR: PREVATT MARGARET OLEN						
GRANTEE: PREVATT MARGARET OL						
1227/1151	5/04/2004	WD	Q	I		115,000
GRANTOR: YATES VICTOR F & MARY						
GRANTEE: PREVATT MARGARET OL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S12 FSP=[YR=2017] W6 UST=[YR=1993] W8 S6
FSP=[YR=2017] S20 E14 N20W14$ E8N6$ S6 E6N6$ S26
FOP=[YR=1993] S3 E12 N3W12$ E28 N38$.

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
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	
3	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2015	2015	3	90	1,382	
4	0812	CONCRETE C	0	100	0	0	2,711.00	SF	4.00	4.00	100	2022	2022	3	100	10,844	

LAND DESCRIPTION

TOTAL OB/XF 12,496

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	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 11/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

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PIRATES WOOD #5 UNR

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YULEE, FL 32097

2023

43-3N-28-509E-0008-0000

NASSAU COUNTY PROPERTY

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

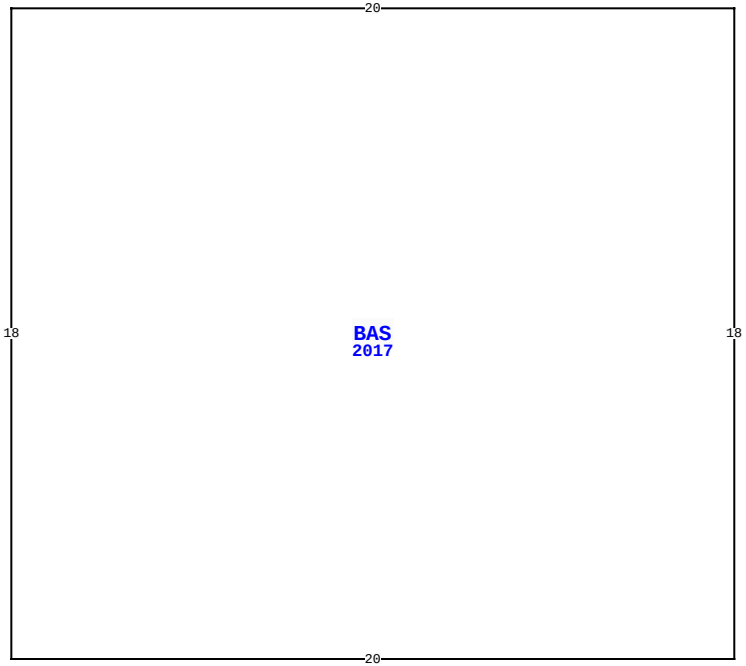
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4032.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	7,572
TOTALS	360		360	7,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	360	63.2500	22.14	7,970	2017	2017	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2005 Heated Area: 360 HX Base Yr 2005



97269 CARAVEL TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,185
TOTAL MARKET OB/XF VALUE		12,496
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		306,681
SOH/AGL Deduction		136,235
ASSESSED VALUE		170,446
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,446
TOTAL JUST VALUE		306,681
NCON VALUE		69,914
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1625	11/10/2022	WD	U	I	11	100
GRANTOR: PREVATT MARGARET OLEN						
GRANTEE: PREVATT MARGARET OL						
1227/1151	5/04/2004	WD	Q	I		115,000
GRANTOR: YATES VICTOR F & MARY						
GRANTEE: PREVATT MARGARET OL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W20 S18 E20 N18$.

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 11/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

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YULEE, FL 32097

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

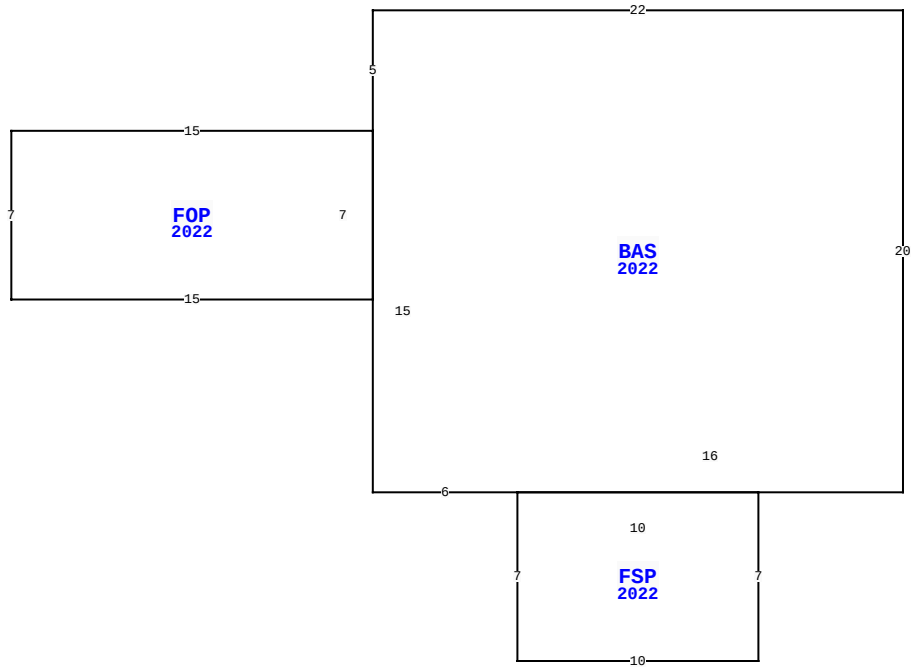
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	440	51,982
FOP	105	30	32	3,780
FSP	70	40	28	3,308
TOTALS	615		500	59,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	500	130.9000	118.14	59,070	2022	2022	0	0	0	0.00	100.00

3 SINGLE FAM – 100% - 2005 Heated Area: 440 HX Base Yr 2005



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GRANTEE: PREVATT MARGARET OL						
1227/1151	5/04/2004	WD	Q	I		115,000
GRANTOR: YATES VICTOR F & MARY						
GRANTEE: PREVATT MARGARET OL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W22 S5 FOP=[YR=2022] W15 S7 E15 N7$ S15 E6
FSP=[YR=2022] S7 E10 N7 W10$ E16 N20$.

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 11/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS