

LOT 9 OR 347/509 & 348/457
PIRATES WOOD 5 UNR

CARTWRIGHT JAMES E & LINDA K
97253 CARAVEL TRAIL
YULEE, FL 32097

2023

43-3N-28-509E-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
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	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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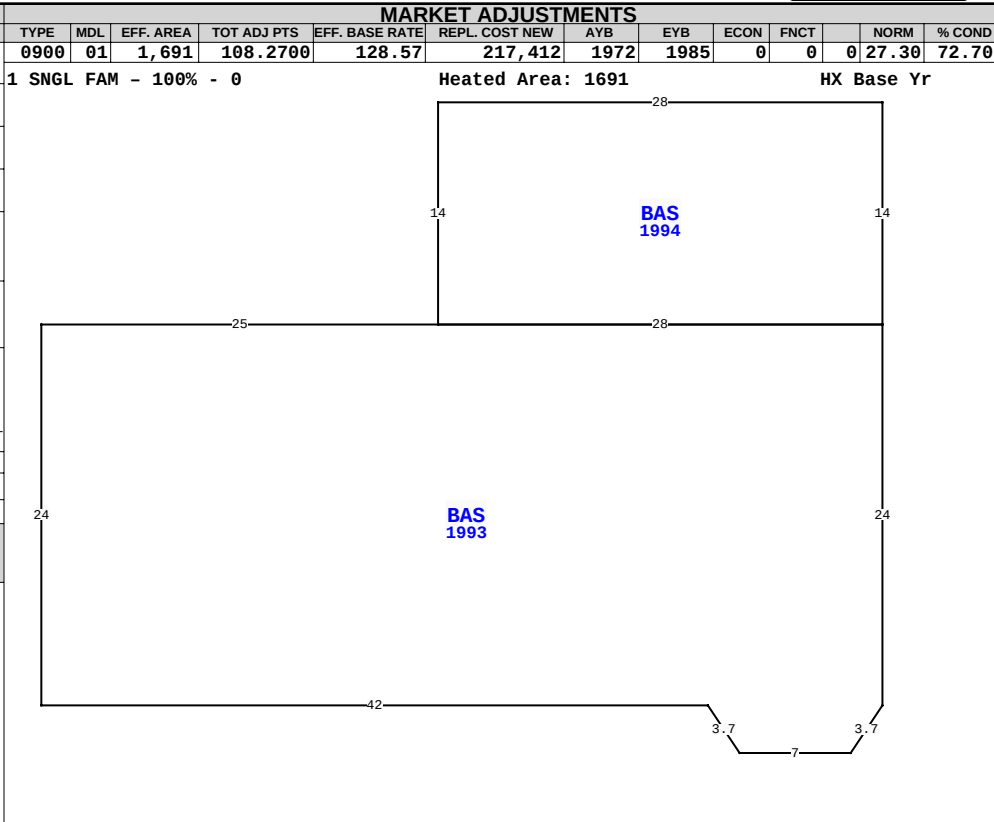
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,299	100	1,299	121,418
BAS	392	100	392	36,640

TOTALS	1,691		1,691	158,059
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	100	0	0	100.00	SF	10.00	10.00	200
2	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	1,706
3	0755	FSP	0	100	14	14	196.00	SF	20.00	20.00	1,764
4	1242	WD DECK A	0	100	0	0	128.00	SF	10.00	10.00	576
5	0858	SCULP CONC	0	100	0	0	430.00	SF	13.00	13.00	5,478
6	0476	VF 6 SBPL	0	100	0	0	32.00	LF	32.00	32.00	799

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	

REVIEW DATE	10/17/2018	BY	KWX
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BLD DATE		LGL DATE	06/16/2023	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	1242	WD DECK A	0	100	0	0	100.00	SF	10.00	10.00	100	1997	1997	3	20	200	
2	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	1997	1997	3	75	1,706	
3	0755	FSP	0	100	14	14	196.00	SF	20.00	20.00	100	2009	2009	3	45	1,764	
4	1242	WD DECK A	0	100	0	0	128.00	SF	10.00	10.00	100	2009	2009	3	45	576	
5	0858	SCULP CONC	0	100	0	0	430.00	SF	13.00	13.00	100	2009	2009	3	98	5,478	
6	0476	VF 6 SBPL	0	100	0	0	32.00	LF	32.00	32.00	100	2009	2009	3	78	799	

TOTAL OB/XF											
10,523											

Total Acres:	0.00	Total Land Value:	100,000	Market:	0	Agricultural:	0	Common:	100,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		158,059	
TOTAL MARKET OB/XF VALUE		10,523	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		268,582	
SOH/AGL Deduction		172,798	
ASSESSED VALUE		95,784	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		45,784	
TOTAL JUST VALUE		268,582	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,957	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0347/0509	11/01/1981	FS	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1994] W28 S14 BAS=[YR=1993] W25 S24 E42 D3 R2 E7 U3 R2 N24 W28 \$ E28 N14 \$.											