

HALL CHRISTINE
97091 CARAVEL TRAIL
YULEE, FL 32097

43-3N-28-509E-0016-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 4				Tax Dist:					
BUILDING MARKET VALUE				241,818					
TOTAL MARKET OB/XF VALUE				36,849					
TOTAL LAND VALUE - MARKET				100,000					
TOTAL MARKET VALUE				378,667					
SOH/AGL Deduction				189,852					
ASSESSED VALUE				188,815					
TOTAL EXEMPTION VALUE				HX HB		50,000			
BASE TAXABLE VALUE				138,815					
TOTAL JUST VALUE				378,667					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				270,254					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
B205152		SWIM POOL		38,428		07/01/2020			
B25433		REMODEL		5,200		12/01/2011			
B17631		ADDITION		22,953		10/31/2006			
B0311505		NEW CONSTR		145,074		08/01/2003			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1390/1445		2/22/2006		WD	U	I	07	100	
GRANTOR:TREFETHEN LENNY & JEN									
GRANTEE:HALL CHRISTINE									
1366/0049		11/09/2005		WD	Q	I		230,000	
GRANTOR:TREFETHEN LENNY & JEN									
GRANTEE:HALL CHRISTINE									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2004] W20 FEP=[YR=2007] W15 PT0=[YR=2020] W23 S14 E23 N14\$ S14 E15 N14\$ S14 W38 S38 E23 FOP=[YR=2004] E15 FGR=[YR=2004] E20 N20 W16 N4 W4 S24\$ N10 W15 S10\$ N10 E15 N14 E4 S4 E16 N32\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
00,000									
Common: 100,000 PRINTED 08/02/2023 BY SYS									