LOT 17
IN OR 1232/899
PIRATES WOOD #5 UNR

MORRIS JUSTIN JAMES
97073 CARAVEL TR
YULEE, FL 32097

2023

43-3N-28-509E-0017-0000

BUILDING CHARACTERISTICS

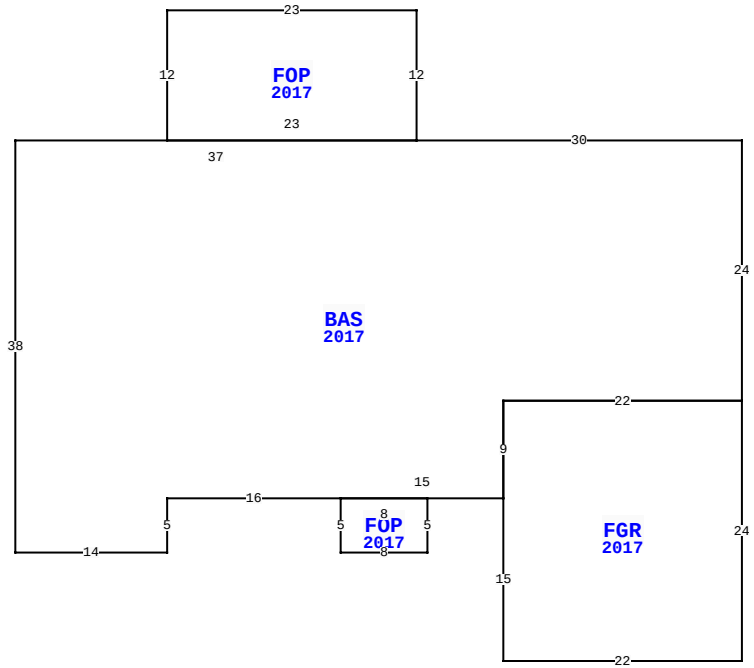
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,083	100	2,083	243,185
FGR	528	55	290	33,857
FOP	40	30	12	1,401
FOP	276	30	83	9,690
TOTALS	2,927		2,468	288,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,468	100.3200	119.13	294,013	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2018 Heated Area: 2083 HX Base Yr 2018



BLD DATE	03/03/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/16/2023 MLU
AG DATE	

97073 CARAVEL TR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,133
TOTAL MARKET OB/XF VALUE		4,728
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		392,861
SOH/AGL Deduction		184,165
ASSESSED VALUE		208,696
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,696
TOTAL JUST VALUE		392,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701397	CO ISSUED	0	08/24/2017
17001397	NEW CONSTR	263,400	02/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1232/0899	5/21/2004	WD	Q	V		35,000
GRANTOR: HAMEL CAROLE ANN						
GRANTEE: MORRIS JUSTIN JAMES						
0978/0988	3/30/2001	WD	Q	V		14,000
GRANTOR: ORTIZ RAMON & DEBORAH						
GRANTEE: HAMEL CAROLE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 FOP=[YR=2017] N12 W23 S12 E23$ W37 S38 E14 N5 E16 FOP=[YR=2017] S5 E8 N5 W8$ E15 FGR=[YR=2017] S15 E22 N24 W22 S9$ N9 E22 N24$.

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
1	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	97	359	
2	0812	CONCRETE C	0	100	0	0	1,126.00	SF	4.00	4.00	100	2017	2017	3	97	4,369	

LAND DESCRIPTION

TOTAL OB/XF 4,728

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 08/08/2017 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS