LOT 1
IN OR 2648/382
PIRATES WOOD UNIT 3 UNR

FONDRY BARBARA R L/E/
97336 CARAVEL TRAIL
YULEE, FL 32097

2024

43-3N-28-509C-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

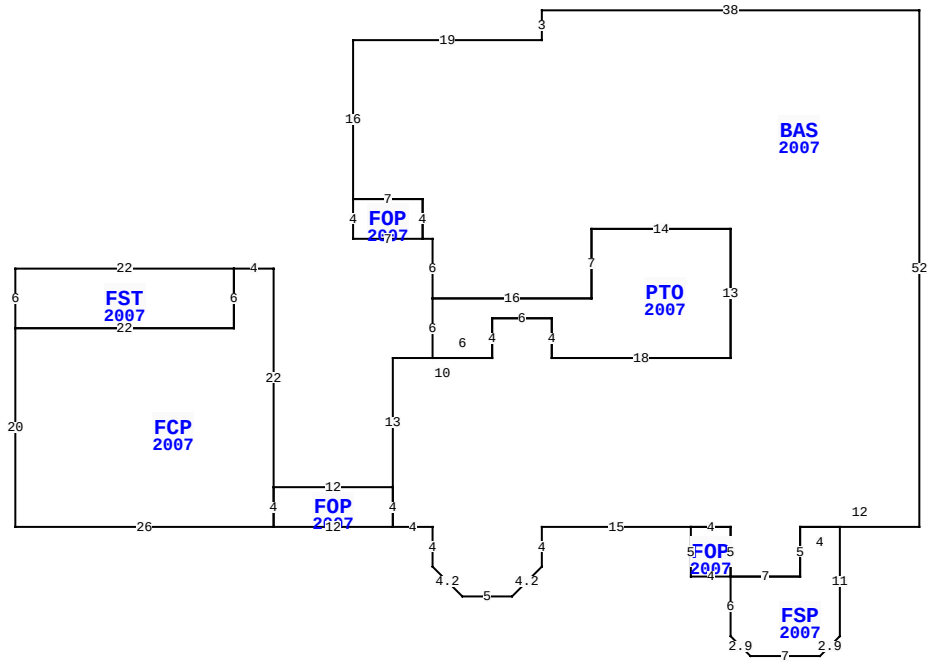
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,564	100	2,564	286,430
FCP	544	25	136	15,193
FOP	20	30	6	671
FOP	28	30	8	894
FOP	48	30	14	1,564
FSP	104	40	42	4,692
FST	132	55	73	8,155
PTO	254	5	13	1,452
TOTALS	3,694		2,856	319,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,856	96.6132	120.77	344,919	2007	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2015 Heated Area: 2564 HX Base Yr 2015



97336 CARAVEL TRL, YULEE

BLD DATE	07/17/2007	RK	LGL DATE	
XF DATE	07/17/2007	RK	LAND DATE	06/16/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,050
TOTAL MARKET OB/XF VALUE		3,920
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		422,970
SOH/AGL Deduction		217,442
ASSESSED VALUE		205,528
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,528
TOTAL JUST VALUE		422,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12203	MECH OTHER	0	11/01/2006
R09874	REPAIR/RRF	7,240	11/01/2006
E17841	ELEC OTHER	200	08/01/2006
P11460	OTHER	0	08/01/2006
C17908	CO ISSUED	0	06/01/2006
B0617908	NEW CONSTR	180,390	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/382	6/14/2023	LE	U	I	11	100
GRANTOR: FONDRY BARBARA R						
GRANTEE: BARBOUR REBECCA LEE						
1907/1358	3/14/2014	WD	Q	I	01	221,000
GRANTOR: MADDOX WILLIAM A & CA						
GRANTEE: FONDRY BARBARA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W38 S3 W19 S16 FOP=[YR=2007] S4 E7 N4 W7 $ E7 S4 E1 S6 PTO=[YR=2007] S6 E6 N4 E6 S4 E18 N13 W14 S7 W16$ E16 N7 E14 S13 W18 N4 W6 S4 W10 S13 FOP=[YR=2007] W12 FCP=[YR=2007] N22 W4 FST=[YR=2007] W22 S6 E22 N6$ S6 W22 S20 E26 N4 $ S4 E12 N4 $ S4 E4 S4 D3 R3 E5 U3 R3 N4 E15 FOP=[YR=2007] S5 E4 N5 W4$ E4 S5 FSP=[YR=2007] S6 D2 R2 E7 U2 R2 N11 W4 S5 W7$ E7 N5 E12 N52$.

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	3	9	27.00	SF	6.50	6.50	100	2007	2007	3	88	154	
2	0855	CONC PAVER	0	100	3	22	66.00	SF	10.00	10.00	100	2007	2007	3	88	581	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,920

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS