

LOT 66
IN OR 2606/1447
PIRATES WOOD #3 UNR

ARMSTRONG EDWIN B & AMELIA L/E/
97070 CARAVEL TRL
YULEE, FL 32097

2024

43-3N-28-509C-0066-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	16	WD FR STUC 100	0900	01	2,469	108.4800	135.60	334,796	2005	2005	0	0	0	9.00	91.00	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2016													Heated Area: 2047										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016										
Interior Wall	05	DRYWALL 100																								
Interior Floo	12	HARDWOOD 80																								
Interior Floo	14	CARPET 20																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
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	2,047	100	2,047	252,591																						
FGR	579	55	318	39,240																						
FOP	46	30	14	1,727																						
FSP	224	40	90	11,106																						
TOTALS			2,896	2,469	304,664																					
EXTRA FEATURES					97070 CARAVEL TRL, YULEE																					
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	0812	CONCRETE C	0	100	0	0	2,176.00	SF	4.00	4.00	100	2005	2005	3	86	7,485										
2	0911	SCRN RM A	0	100	45	22	990.00	SF	17.50	17.50	100	2018	2018	3	82	14,207										
3	0861	POOL GUNIT	0	100	26	14	364.00	SF	85.00	85.00	100	2018	2018	3	87	26,918										
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2018	2018	3	82	820										
5	0855	CONC PAVER	0	100	0	0	562.00	SF	10.00	10.00	100	2018	2018	3	97	5,451										
TOTAL OB/XF 54,881																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE									
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 06/03/2024 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS																										

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2606/1447	11/30/2022	WD U	I	11		100

GRANTOR: ARMSTRONG EDWIN B & A
GRANTEE: ARMSTRONG EDWIN B &
2010/0264 10/07/2015 WD Q I 01 235,000
GRANTOR: RUBY JAMES L & ROBIN
GRANTEE: ARMSTRONG EDWIN B &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FSP=[YR=2010] W28S8E28N8 \$ S8W28N8W13S39
FGR=[YR=2005] S28E9 N2E12N26W9N3W5S3W7\$E7N3E5S3E9 S4E12N2E2
FOP=[YR=2005] E9N2W2N4W7S6 \$N6E7S4E16N39\$.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/16/2023 MLU