LOT 105
IN OR 1912/1608
PIRATES WOOD #3 UNR

PITTMAN RACHEL D
97236 CARAVEL TRAIL
YULEE, FL 32097

2024

43-3N-28-509C-0105-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	06	Quality Level 06

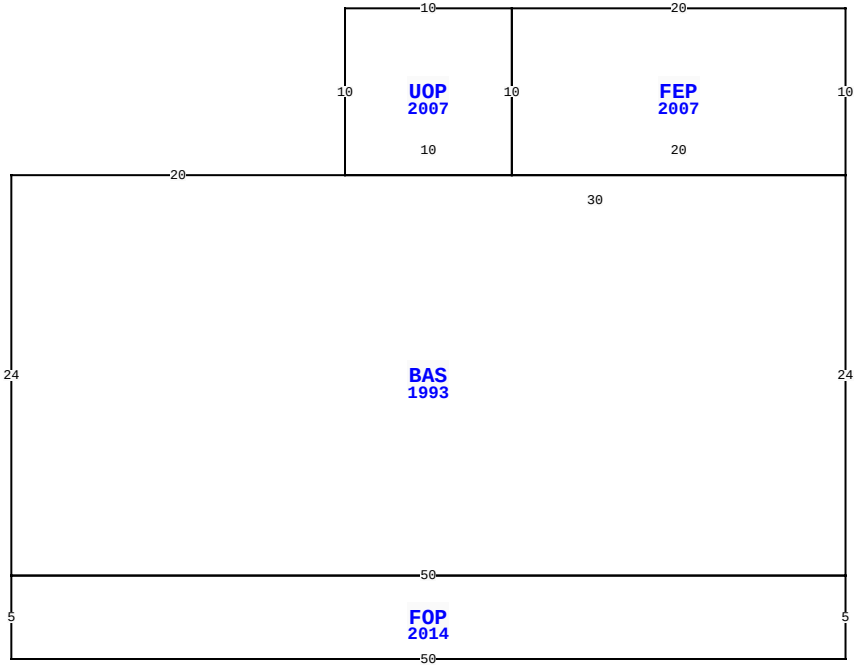
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	125,422
FEP	200	80	160	16,723
FOP	250	30	75	7,839
UOP	100	20	20	2,091
TOTALS	1,750		1,455	152,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,455	130.2030	123.69	179,969	1990	1990	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1200 HX Base Yr 2023



97236 CARAVEL TRL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		152,074
TOTAL MARKET OB/XF VALUE		4,725
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		256,799
SOH/AGL Deduction		0
ASSESSED VALUE		256,799
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,799
TOTAL JUST VALUE		256,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428961	ADDITION	5,735	06/01/2014
B20336	ADDITION	13,700	08/01/2007
6187	XFOB	600	01/02/1990
3185	H/AC	1,600	10/31/1989
6275	NEW CONSTR	1,600	10/31/1989
3661	NEW CONSTR	1,895	10/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0564	4/13/2022	WD	U	I	11	100
GRANTOR: HIRST NEAL A & DEE CO						
GRANTEE: HIRST DEBORAH C						
1912/1608	4/16/2014	WD	Q	I	01	95,000
GRANTOR: SMITH SIDNEY C						
GRANTEE: HIRST NEAL A & DEE						

BUILDING NOTES

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	1242	WD DECK A	0	100	18	10	180.00	SF	10.00	10.00	100	2003	2003	3	21	378	
2	0811	CONCRETE B	0	100	0	0	880.00	SF	5.20	5.20	100	2014	2014	3	95	4,347	

BUILDING DIMENSIONS

FEP=[YR=2007] W20 UOP=[YR=2007] W10 S10 BAS=[YR=1993] W20 S24FOP=[YR=2014] S5 E50 N5 W50$ E50 N24 W30$ E10 N10$ S10 E20 N10$.

LAND DESCRIPTION

TOTAL OB/XF 4,725

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