LOT 4
IN OR 2492/817
PIRATES WOOD #5 UNR

GRECO PHILIP & KELLY LVG TRUST/GRECO PHILIP A TRUS
97357 CARAVEL TRAIL
YULEE, FL 32097

2024

43-3N-28-509E-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

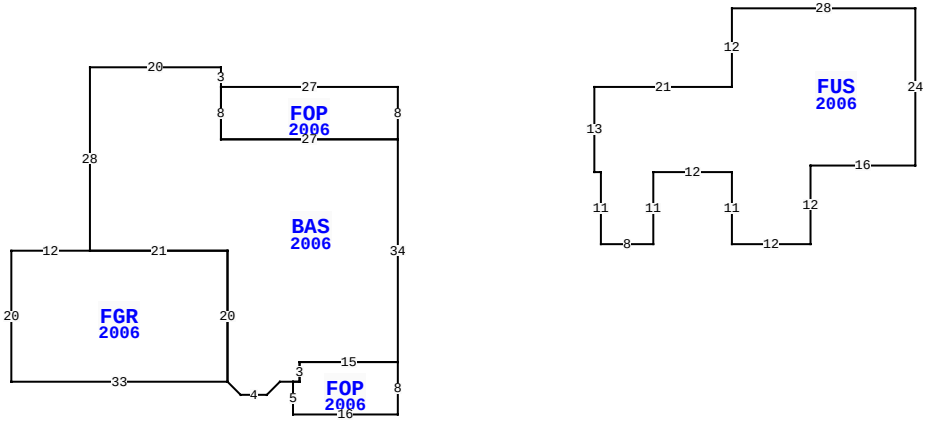
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,506	100	1,506	156,574
FGR	660	55	363	37,740
FOP	125	30	38	3,951
FOP	216	30	65	6,757
FUS	1,177	100	1,177	122,369
TOTALS	3,684		3,149	327,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,149	90.5004	113.13	356,246	2006	2006	0	0	0	8.10	91.90

1 SNGL FAM – 100% - 2016 Heated Area: 2683 HX Base Yr 2016



97357 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		354,025
TOTAL MARKET OB/XF VALUE		10,249
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		464,274
SOH/AGL Deduction		225,176
ASSESSED VALUE		239,098
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,098
TOTAL JUST VALUE		464,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009201	GARAGE	36,264	06/14/2022
M0611609	H/AC	0	06/01/2006
C17487	CO ISSUED	209,432	04/01/2006
B17487	NEW CONSTR	209,432	04/01/2006
E17214	ELEC OTHER	2,000	04/01/2006
P10996	OTHER	0	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/0817	8/24/2021	QC	U	I	11	100
GRANTOR: GRECO PHILIP & KELLY						
GRANTEE: GRECO PHILIP A & KE						
2019/1268	12/08/2015	WD	Q	I	01	255,200
GRANTOR: HOLTON TERRY W & SAMA						
GRANTEE: GRECO PHILIP & KELL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W27 BAS=[YR=2006] N3 W20 S28 FGR=[YR=2006] W12 S20 E33 N20 W21 $ E21 S20 D2 R2 E4 U2 R2 E2 FOP=[YR=2006] S5 E16 N8 W15 S3 W1 $ E1 N3 E15 N34 W27 N8 $ S8 E27 N8 $ PTR=E30 FUS=[YR=2006] E21 N12 E28 S24 W16 S12 W12 N11 W12 S11 W8 N11 W1 N13 $ W30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	2,040.00	SF	4.00	4.00	100	2006	2006	3	87	7,099	

LAND DESCRIPTION

TOTAL OB/XF 10,249

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 11/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS

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PIRATES WOOD #5 UNR

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YULEE, FL 32097

2024

43-3N-28-509E-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

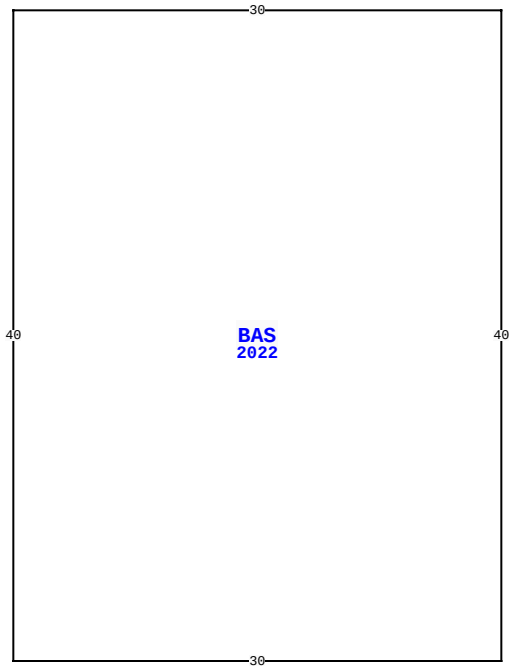
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	26,635
TOTALS	1,200		1,200	26,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	64.0500	22.42	26,904	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2016 Heated Area: 1200 HX Base Yr 2016



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BASE TAXABLE VALUE		189,098
TOTAL JUST VALUE		464,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09122	REPAIR/RRF	6,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/0817	8/24/2021	QC	U	I	11	100
GRANTOR: GRECO PHILIP & KELLY						
GRANTEE: GRECO PHILIP A & KE						
2019/1268	12/08/2015	WD	Q	I	01	255,200
GRANTOR: HOLTON TERRY W & SAMA						
GRANTEE: GRECO PHILIP & KELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S40 E30 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS