LOT 6
IN OR 2705/678
PIRATES WOOD #5 UNR

MCKENDREE TONY L & TAMMY D L/E/
97315 CARAVEL TRL
YULEE, FL 32097

2024

43-3N-28-509E-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

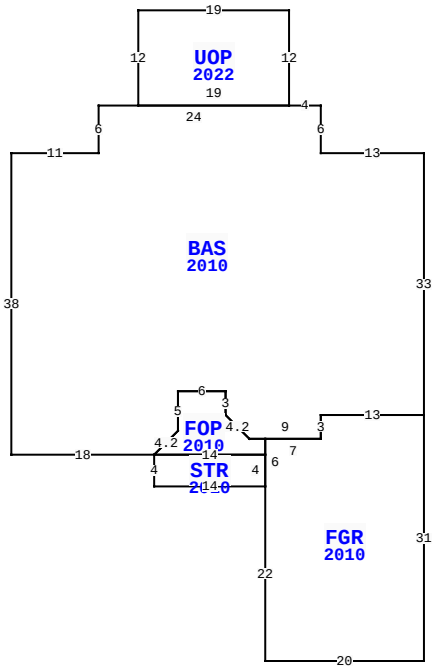
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1,998	237,887
FGR	599	55	329	39,172
FOP	67	30	20	2,381
STR	56	10	6	714
UOP	228	20	46	5,477
TOTALS	2,948		2,399	285,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,399	101.8710	127.34	305,489	2010	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2015 Heated Area: 1998 HX Base Yr 2015



97315 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		285,632
TOTAL MARKET OB/XF VALUE		41,722
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		427,354
SOH/AGL Deduction		190,457
ASSESSED VALUE		236,897
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,897
TOTAL JUST VALUE		427,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C14906	CO ISSUED	0	06/17/2010
E0514885	ELEC OTHER	1,500	05/01/2005
M0509671	H/AC	1,200	05/01/2005
P0609400	OTHER	0	05/01/2005
R07422	REPAIR/RRF	3,000	04/01/2005
B14906	NEW CONSTR	148,807	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2705/678	4/10/2024	LE	U	I	11	100
GRANTOR: MCKENDREE TONY L						
GRANTEE: MCKENDREE TONY L &						
1594/0703	11/21/2008	WD	U	I		83,000
GRANTOR: HARMAN TERRY & SHARON						
GRANTEE: MCKENDREE TONY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W13 N6 W4 UOP=[YR=2022] N12 W19S12E19$ W24 S6 W11 S38E18 STR=[YR=2010] S4 E14 FGR=[YR=2010] S22 E20 N31 W13 S3 W7 FOP=[YR=2010] W2 U3 L3 N3 W6 S5 D3 L3 E14 N2 $ S6 $ N4 W14$ U3 R3 N5 E6 S3 D3 R3 E9 N3 E13 N33$.

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	0812	CONCRETE C	0	100	0	0	3,000.00	SF	4.00	4.00	100	2017	2017	3	97	11,640	
2	0351	CARPORT MT	0	100	20	30	600.00	SF	10.00	10.00	100	2017	2017	3	78	4,680	
3	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	2017	2017	3	84	25,402	

LAND DESCRIPTION

TOTAL OB/XF 41,722

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	0006	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 01/20/2023 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS