

LOTS 10 11 & 12
IN OR 2230/1473
PIRATES WOOD # 5 UNR

HICKS CODY L & NANCY D
97175 CARAVEL TRAIL
YULEE, FL 32097

2024

43-3N-28-509E-0010-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	08	WD ON PLY 50		
Exterior Wall	16	WD FR STUC 50		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	3,219	100	3,219	228,325
FOP	63	30	19	1,348
FOP	36	30	11	780
TOTALS	3,318		3,249	230,453

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,249	99.8844	94.89	308,298	1976	1980	0	0	25.25	74.75
1 SINGLE FAM - 100% - 2020						Heated Area: 3219		HX Base Yr 2020			
BLD DATE						LGL DATE		06/16/2023			
XF DATE						LAND DATE		MLU			
INC DATE						AG DATE					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	190.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	44	6	264.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0810	CONCRETE A	0	100	0	0	1,175.00	SF	6.50	6.50	
5	0820	WOOD WALK	0	100	10	4	40.00	SF	11.75	11.75	
6	0820	WOOD WALK	0	100	4	10	40.00	SF	11.75	11.75	
7	0820	WOOD WALK	0	100	0	0	62.00	SF	11.75	11.75	
8	0830	FLAGSTONE	0	100	0	0	74.00	SF	12.00	12.00	
9	0825	BRICK	0	100	3	18	54.00	SF	12.50	12.50	
10	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00
2	000100	C	SFR	100		RSF-1	0.00	0.00	2.00	LT	1.00
TOTAL OB/XF 9,416											
REVIEW DATE 03/07/2019 BY KW											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										249,703	
TOTAL MARKET OB/XF VALUE										12,146	
TOTAL LAND VALUE - MARKET										220,000	
TOTAL MARKET VALUE										481,849	
SOH/AGL Deduction										213,973	
ASSESSED VALUE										267,876	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										217,876	
TOTAL JUST VALUE										481,849	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										473,116	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974035	XFOB	4,080	06/01/1997
973920	NEW CONSTR	80,000	05/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2230/1473	10/01/2018	WD	Q	I	01	265,000	
GRANTOR: FREEMAN BRUCE F & LIN							
GRANTEE: HICKS CODY L & NANC							
0237/0263	4/01/1977	WD	U	V		4,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W14 N2 W18 S1 W3 S13 E3 S17 FOP=[YR=1998] W6 S6 E6 N6\$ S32 E5 D3 R2 E8 R2 U3 E5 FOP=[YR=1993] S3 E21 N3 W21\$ E27 D3 R2 E11 U3 R2 E7 N28 W4 N3 W16 S3 W20 N17 E1 N16\$.											

HICKS CODY L & NANCY D
97175 CARAVEL TRAIL
YULEE, FL 32097

43-3N-28-509E-0010-0000

[illegible]