

LOT 17
IN OR 1232/899
PIRATES WOOD #5 UNR

MORRIS JUSTIN JAMES
97073 CARAVEL TR
YULEE, FL 32097

2024

43-3N-28-509E-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,083	100	2,083	254,678
FGR	528	55	290	35,457
FOP	40	30	12	1,467
FOP	276	30	83	10,148
PTO	216	5	11	1,345
TOTALS	3,143		2,479	303,095

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2017
2	0812	CONCRETE C	0 100	0	0	1,126.00	SF	4.00	4.00	100	2017

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,479	100.3200	125.40	310,867	2017	2017	0	0	2.50	97.50
1 SNGL FAM - 100% - 2018 Heated Area: 2083 HX Base Yr 2018											
97073 CARAVEL TR, YULEE											

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/16/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		303,095	
TOTAL MARKET OB/XF VALUE		4,728	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		407,823	
SOH/AGL Deduction		192,866	
ASSESSED VALUE		214,957	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		164,957	
TOTAL JUST VALUE		407,823	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		392,861	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701397	CO ISSUED	0	08/24/2017
17001397	NEW CONSTR	263,400	02/21/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1232/0899	5/21/2004	WD	Q	V	
					SALE PRICE
					35,000
GRANTOR: HAMEL CAROLE ANN					
GRANTEE: MORRIS JUSTIN JAMES					
0978/0988	3/30/2001	WD	Q	V	
					14,000
GRANTOR: ORTIZ RAMON & DEBORAH					
GRANTEE: HAMEL CAROLE ANN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017;ORIG=0,0] W30 W37 S38 E14 N5 E16 E15 N9 E22 N24 \$											
FGR=[YR=2017;ORIG=-22,33] S15 E22 N24 W22 S9 \$											
FOP=[YR=2017;ORIG=-30,0] N12 W23 S12 E23 \$											
FOP=[YR=2017;ORIG=-37,33] S5 E8 N5 W8 \$											
PTO=[YR=2024;ORIG=-30,-12] E18 S12 W18 N12 \$											

TOTAL OB/XF											
4,728											