LOT 65
IN OR 1369/709
PIRATES WOOD #3 UNR

RICH DONALD K
97044 CARAVEL TRAIL
YULEE, FL 32097

2025

43-3N-28-509C-0065-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	11	CLAY TILE 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	01	Quality Level 01

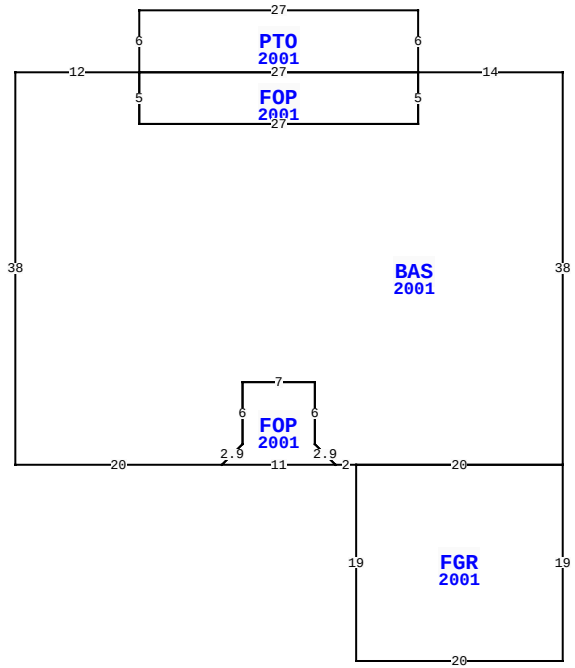
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,819	100	2001	1,819	248,821
FGR	380	55	2001	209	28,589
FOP	60	30	2001	18	2,462
FOP	135	30	2001	40	5,471
PTO	162	5	2001	8	1,094
TOTALS	2,556			2,094	286,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,094	97.5492	154.13	322,748	2001	2001	0	0	0	11.25	88.75

1 SFR CUST – 100% - 2006 Heated Area: 1819 HX Base Yr 2006



97044 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		286,439
TOTAL MARKET OB/XF VALUE		2,103
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		388,542
SOH/AGL Deduction		239,003
ASSESSED VALUE		149,539
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		93,817
TOTAL JUST VALUE		388,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2109042	ROOF	16,905	07/12/2021
B047465	NEW CONSTR	84,828	08/01/2000
9905966	NEW CONSTR	60,480	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/0709	11/28/2005	WD	Q	I		216,500
GRANTOR: FAAS PAUL D						
GRANTEE: RICH ALICE E & DONA						
1186/0808	11/05/2003	WD	Q	I		149,500
GRANTOR: GRIFFIN MARK F & DONN						
GRANTEE: FAAS PAUL D						

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	0811	CONCRETE B	0	100	0	0	512.00	SF	5.20	5.20	100	2001	2001	3	79	2,103	

BUILDING DIMENSIONS

BAS=[YR=2001] W14 PTO=[YR=2001] N6 W27 S6 FOP=[YR=2001] S5 E27 N5 W27 $ E27 $ S5 W27 N5 W12 S38 E20 FOP=[YR=2001] E11 U2 L2 N6 W7 S6 D2 L2 $ R2 U2 N6 E7 S6 D2 R2 E2 FGR=[YR=2001] S19 E20 N19 W20 $ E20 N38$.

LAND DESCRIPTION

TOTAL OB/XF 2,103

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	RES	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 07/30/2025 BY SYS