

LOT 66  
IN OR 2606/1447  
PIRATES WOOD #3 UNR

ARMSTRONG EDWIN B & AMELIA L/E/  
97070 CARAVEL TRL  
YULEE, FL 32097

2025

43-3N-28-509C-0066-0000



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 16               | WD FR STUC 100   |
| Roof Structur            | 08               | IRREGULAR 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floo            | 12               | HARDWOOD 80      |
| Interior Floo            | 14               | CARPET 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      |
| BAS                      | 2,047            | 100              |
| FGR                      | 579              | 55               |
| FOP                      | 46               | 30               |
| FSP                      | 224              | 40               |
| TOTALS                   | 2,896            |                  |

| MARKET ADJUSTMENTS                                         |       |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                                                       | 01    | 2,469     | 97.6320     | 154.26         | 380,868        | 2005 | 2005 | 0    | 0    | 9.50 | 90.50  |
| 1 SFR CUST - 100% - 2016 Heated Area: 2047 HX Base Yr 2016 |       |           |             |                |                |      |      |      |      |      |        |
|                                                            |       |           |             |                |                |      |      |      |      |      |        |
| TOTALS                                                     | 2,896 |           | 2,469       | 344,686        |                |      |      |      |      |      |        |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 344,686     |
| TOTAL MARKET OB/XF VALUE  |  |  | 53,046      |
| TOTAL LAND VALUE - MARKET |  |  | 100,000     |
| TOTAL MARKET VALUE        |  |  | 497,732     |
| SOH/AGL Deduction         |  |  | 243,437     |
| ASSESSED VALUE            |  |  | 254,295     |
| TOTAL EXEMPTION VALUE     |  |  | 50,722      |
| BASE TAXABLE VALUE        |  |  | 203,573     |
| TOTAL JUST VALUE          |  |  | 497,732     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 459,545     |

| PERMIT NUM | DESCRIPTION  | AMT    | ISSUED     |
|------------|--------------|--------|------------|
| B1802353   | SCRN ENCLSRE | 22,730 | 03/01/2018 |
| B1711151   | SWIM POOL    | 48,418 | 12/01/2017 |
| B0412864   | NEW CONSTR   | 0      | 01/01/2004 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2606/1447                      | 11/30/2022 | WD U      | I   | 11  |        | 100        |
| GRANTOR: ARMSTRONG EDWIN B & A |            |           |     |     |        |            |
| GRANTEE: ARMSTRONG EDWIN B &   |            |           |     |     |        |            |
| 2010/0264                      | 10/07/2015 | WD Q      | I   | 01  |        | 235,000    |
| GRANTOR: RUBY JAMES L & ROBIN  |            |           |     |     |        |            |
| GRANTEE: ARMSTRONG EDWIN B &   |            |           |     |     |        |            |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |           |         |             |   |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 2,176.00 | SF | 4.00     | 4.00           | 100       | 2005    | 2005        | 3 |
| 2              | 0911       | SCRN RM A   | 0   | 100 | 45 | 22 | 990.00   | SF | 17.50    | 17.50          | 100       | 2018    | 2018        | 3 |
| 3              | 0861       | POOL GUNIT  | 0   | 100 | 26 | 14 | 364.00   | SF | 85.00    | 85.00          | 100       | 2018    | 2018        | 3 |
| 4              | 0877       | JACUZZI     | 0   | 100 | 0  | 0  | 1.00     | UT | 1,000.00 | 1,000.00       | 100       | 2018    | 2018        | 3 |
| 5              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 562.00   | SF | 10.00    | 10.00          | 100       | 2018    | 2018        | 3 |

| BUILDING NOTES |  |  |  |
|----------------|--|--|--|
|                |  |  |  |

| BUILDING DIMENSIONS                                          |  |  |  |
|--------------------------------------------------------------|--|--|--|
| BAS=[YR=2005] W17 FSP=[YR=2010] W28S8E28N8 \$ S8W28N8W13S39  |  |  |  |
| FGR=[YR=2005] S28E9 N2E12N26W9N3W5S3W7\$E7N3E5S3E9 S4E12N2E2 |  |  |  |
| FOP=[YR=2005] E9N2W2N4W7S6 \$N6E7S4E16N39\$.                 |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    |