LOT 3 IN OR 2630/1165 &
LOT 2 PT OR 2630/1165
PIRATES WOOD 5 UNR

HUTTO HOMER L & CHARLOTTE P L/E/
97375 CARAVEL TRAIL
YULEE, FL 32097

2025

43-3N-28-509E-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

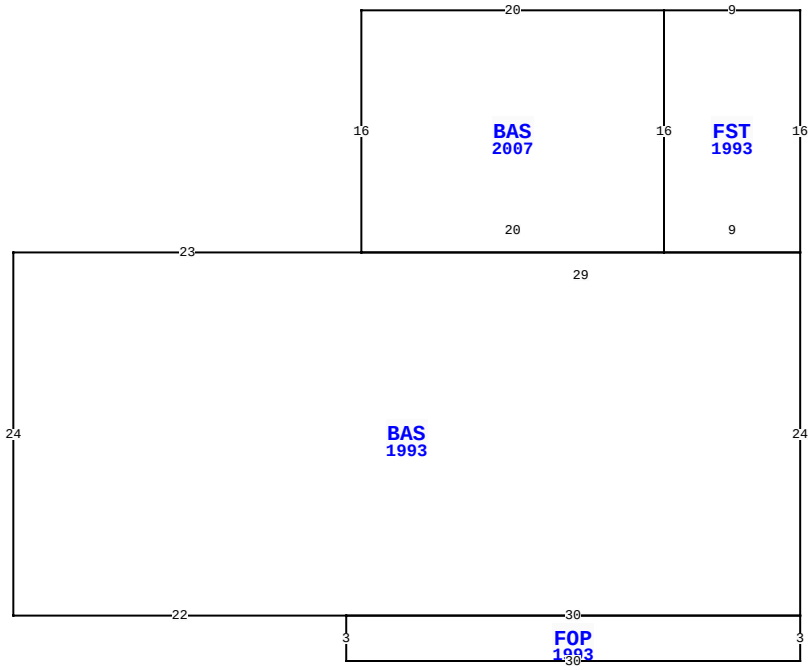
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	149,217
BAS	320	100	2007	320	38,261
FOP	90	30	1993	27	3,228
FST	144	55	1993	79	9,446
TOTALS	1,802			1,674	200,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,674	107.0650	141.33	236,586	1973	1993	0	0	0	15.40	84.60

1 SNGL FAM – 100% - 1985 Heated Area: 1568 HX Base Yr 1985



97375 CARAVEL TRL, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,906
TOTAL MARKET OB/XF VALUE		14,639
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		425,545
SOH/AGL Deduction		243,519
ASSESSED VALUE		182,026
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,304
TOTAL JUST VALUE		425,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/1165	3/29/2023	LE	U	I	11	100
GRANTOR: HUTTO HOMER L & CHARL						
GRANTEE: SMITH PENELOPE						
0545/0632	6/14/1988	WD	U	V	09	13,000
GRANTOR: TRINGALI ANGELO						
GRANTEE: HUTTO HOMER & C P						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W9 BAS=[YR=2007] W20 S16 BAS=[YR=1993] W23 S24E22 FOP=[YR=1993] S3 E30 N3 W30$ E30 N24W29$ E20 N16$ S16 E9 N16$.

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	0810	CONCRETE A	0	100	0	0	224.00	SF	6.50	6.50	100	1987	1987	3	49.5	721	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
3	1242	WD DECK A	0	100	0	0	400.00	SF	10.00	10.00	100	1995	1995	3	20	800	
4	0803	ASPHALT C	0	100	0	0	2,380.00	SF	2.00	2.00	100	2000	2000	3	50	2,380	
5	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
6	0476	VF 6 SBPL	0	100	0	0	132.00	LF	16.00	16.00	100	2009	2009	3	74	1,563	
7	0476	VF 6 SBPL	0	100	0	0	265.00	LF	32.00	32.00	100	2009	2009	3	74	6,275	

LAND DESCRIPTION

TOTAL OB/XF 14,639

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							
2	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: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS

LOT 3 IN OR 2630/1165 &
LOT 2 PT OR 2630/1165
PIRATES WOOD 5 UNR

HUTTO HOMER L & CHARLOTTE P L/E/
97375 CARAVEL TRAIL
YULEE, FL 32097

2025

43-3N-28-509E-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

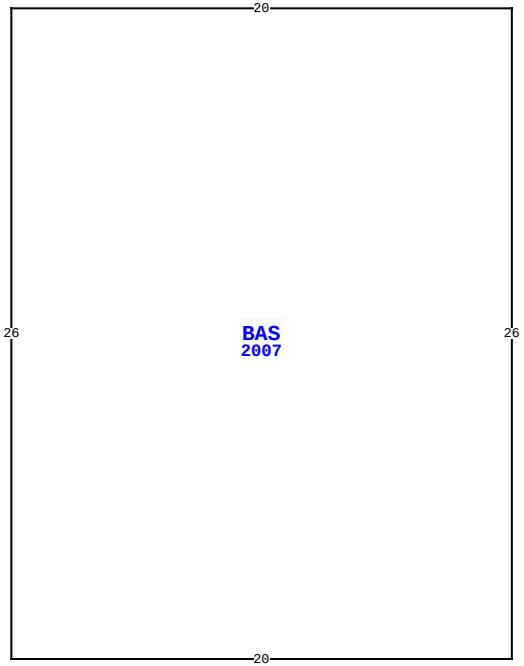
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	2007	520	10,754
TOTALS	520			520	10,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	520	93.1700	34.47	17,924	2000	2000	0	0	0	40.00	60.00

2 GARAGE RES – 100% - 1985 Heated Area: 520 HX Base Yr 1985



97375 CARAVEL TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
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GRANTOR: TRINGALI ANGELO						
GRANTEE: HUTTO HOMER & C P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20 S26 E20 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS