

LOT 4
IN OR 2492/817
PIRATES WOOD #5 UNR

GRECO PHILIP & KELLY LVG TRUST/GRECO PHILIP A TRUS
97357 CARAVEL TRAIL
YULEE, FL 32097

2025

43-3N-28-509E-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,506	100	2006	1,506	196,824
FGR	660	55	2006	363	47,441
FOP	125	30	2006	38	4,967
FOP	216	30	2006	65	8,495
FUS	1,177	100	2006	1,177	153,825
TOTALS	3,684			3,149	411,552

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,040.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,149	90.5004	142.99	450,276	2006	2006	0	0	0	8.60	91.40
1 SFR CUST - 100% - 2016 Heated Area: 2683 HX Base Yr 2016												
97357 CARAVEL TRL, YULEE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/16/2023 MLU												

TOTAL OB/XF												
10,133												

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		439,423	
TOTAL MARKET OB/XF VALUE		10,133	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		549,556	
SOH/AGL Deduction		303,524	
ASSESSED VALUE		246,032	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		195,310	
TOTAL JUST VALUE		549,556	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		464,274	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009201	GARAGE	36,264	06/14/2022
M0611609	H/AC	0	06/01/2006
C17487	CO ISSUED	209,432	04/01/2006
B17487	NEW CONSTR	209,432	04/01/2006
E17214	ELEC OTHER	2,000	04/01/2006
P10996	OTHER	0	04/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2492/0817	8/24/2021	QC	U	I	11	100
GRANTOR: GRECO PHILIP & KELLY						
GRANTEE: GRECO PHILIP A & KE						
2019/1268	12/08/2015	WD	Q	I	01	255,200
GRANTOR: HOLTON TERRY W & SAMA						
GRANTEE: GRECO PHILIP & KELL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2006] W27 BAS=[YR=2006] N3 W20 S28 FGR=[YR=2006] W12 S20 E33 N20 W21 \$ E21 S20 D2 R2 E4 U2 R2 E2 FOP=[YR=2006] S5 E16 N8 W15 S3 W1 \$ E1 N3 E15 N34 W27 N8 \$ S8 E27 N8 \$ PTR=E30 FUS=[YR=2006] E21 N12 E28 S24 W16 S12 W12 N11 W12 S11 W8 N11 W1 N13 \$ W30 \$.									

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