LOT 5
IN OR 1810/3
PIRATES WOOD #5 UNR

RAHN MATTHEW E & JESSICA
97339 CARAVEL TRAIL
YULEE, FL 32097

2025

43-3N-28-509E-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

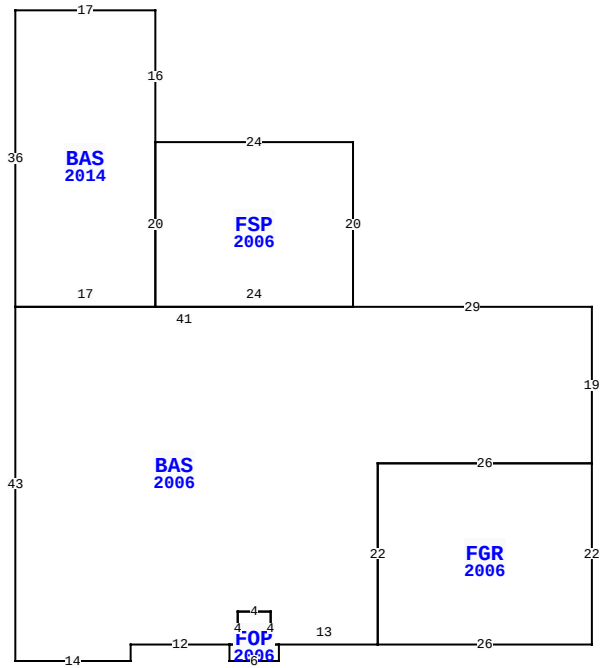
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,310	100	2006	2,310	290,352
BAS	612	100	2014	612	76,924
FGR	572	55	2006	315	39,594
FOP	28	30	2006	8	1,006
FSP	480	40	2006	192	24,133
TOTALS	4,002			3,437	432,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,437	86.9400	137.37	472,141	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2013 Heated Area: 2922 HX Base Yr 2013



97339 CARAVEL TRL, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		432,009
TOTAL MARKET OB/XF VALUE		6,336
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		538,345
SOH/AGL Deduction		320,883
ASSESSED VALUE		217,462
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,740
TOTAL JUST VALUE		538,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429309	ADDITION	65,146	09/01/2014
B18180	SCRN RM	3,500	10/31/2006
C16967	CO ISSUED	171,840	01/01/2006
M10913	MECH OTHER	0	01/01/2006
R08813	REPAIR/RRF	2,000	01/01/2006
B16967	NEW CONSTR	171,840	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1810/0003	8/24/2012	WD	Q	I	01	153,000
GRANTOR: THORNTON JENNIFER & L						
GRANTEE: RAHN MATTHEW E & JE						
1239/1504	6/22/2004	QC	Q	V	06	11,250
GRANTOR: TREFETHEN LENNY						
GRANTEE: TREFETHN LENNY & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W29 FSP=[YR=2006] N20 W24 BAS=[YR=2014] N16 W17 S36 E17 N20$ S20 E24$ W41 S43 E14 N2 E12 FOP=[YR=2006] S2 E6 N2 W1 N4 W4 S4 W1 $ E1 N4 E4 S4 E13 FGR=[YR=2006] E26 N22 W26 S22 $ N22 E26 N19 $.

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	0812	CONCRETE C	0	100	0	0	1,842.00	SF	4.00	4.00	100	2006	2006	3	86	6,336	

LAND DESCRIPTION

TOTAL OB/XF 6,336

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