

LOT 8
IN OR 2612/1625
PIRATES WOOD #5 UNR

PREVATT MARGARET O LVNG TRUST/PREVATT MARGARET OLE
97269 CARAVEL TRAIL
YULEE, FL 32097

2025

43-3N-28-509E-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
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

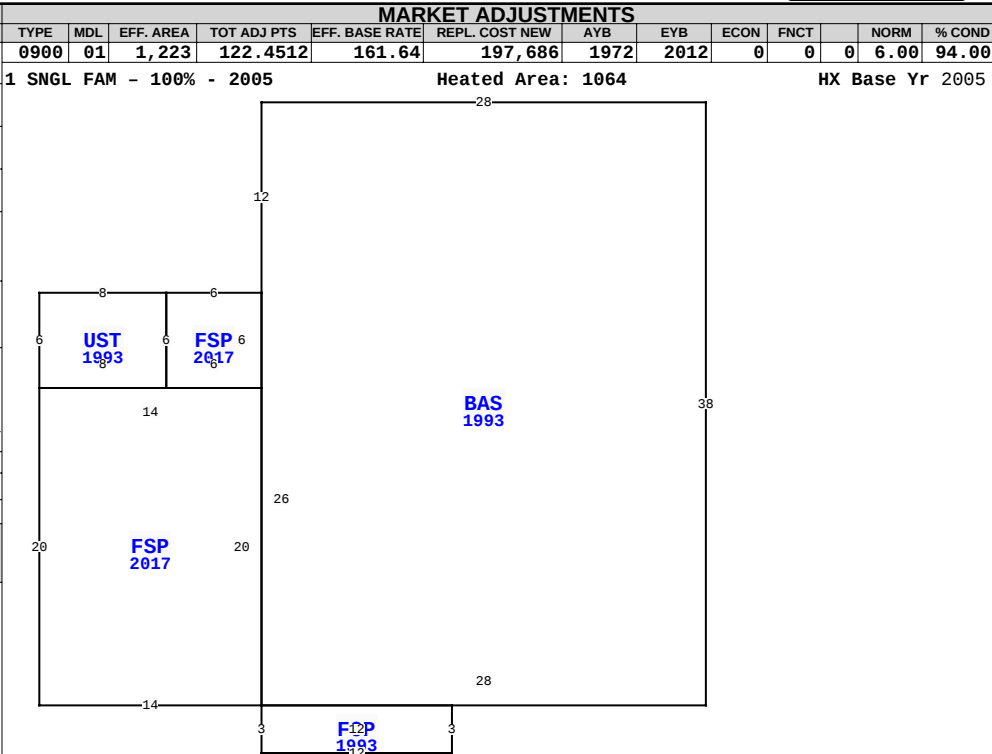
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	161,666
FOP	36	30	1993	11	1,671
FSP	36	40	2017	14	2,127
FSP	280	40	2017	112	17,018
UST	48	45	1993	22	3,343

TOTALS	1,464			1,223	185,825
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
2	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00
3	0812	CONCRETE C	0	100	0	0	2,711.00	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



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

TOTAL OB/XF									
12,333									

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			286,264
TOTAL MARKET OB/XF VALUE			12,333
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			398,597
SOH/AGL Deduction			217,947
ASSESSED VALUE			180,650
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			129,928
TOTAL JUST VALUE			398,597
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015407	ADDITION	3,316	10/14/2022
B2205570	ADDITION	74,217	04/11/2022
B1705152	GARAGE	16,232	06/09/2017
5999	REPAIR/RRF	1,800	09/20/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2612/1625	11/10/2022	WD	U	I	11	100	
GRANTOR: PREVATT MARGARET OLEN							
GRANTEE: PREVATT MARGARET OL							
1227/1151	5/04/2004	WD	Q	I		115,000	
GRANTOR: YATES VICTOR F & MARY							
GRANTEE: PREVATT MARGARET OL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W28 S12 FSP=[YR=2017] W6 UST=[YR=1993] W8 S6 FSP=[YR=2017] S20 E14 N20W14\$ E8N6\$ S6 E6N6\$ S26 FOP=[YR=1993] S3 E12 N3W12\$ E28 N38\$.									

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