LOT 9 OR 347/509 & 348/457
PIRATES WOOD 5 UNR

CARTWRIGHT JAMES E & LINDA K
97253 CARAVEL TRAIL
YULEE, FL 32097

2025

43-3N-28-509E-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

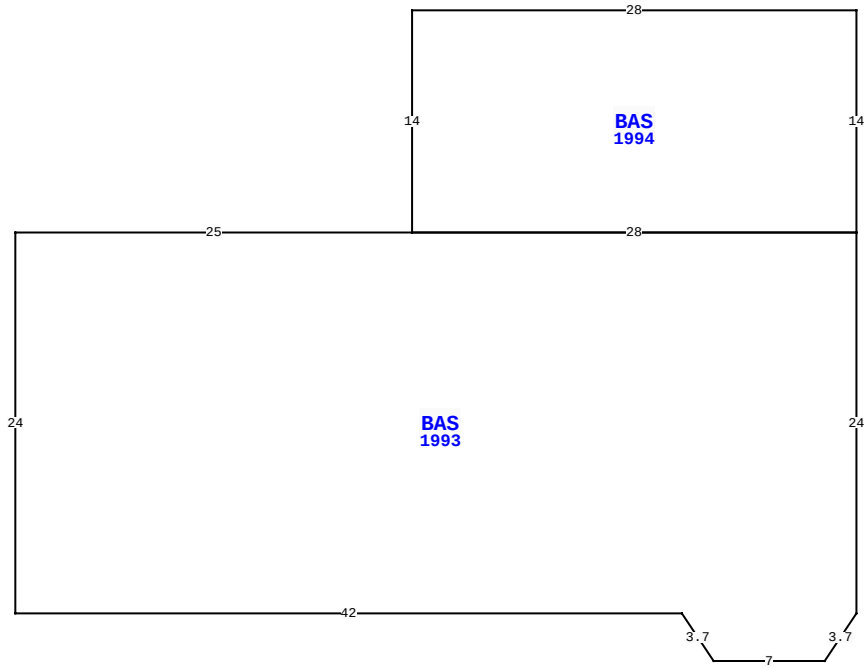
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,299	100	1993	1,299	147,112
BAS	392	100	1994	392	44,394
TOTALS	1,691			1,691	191,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,691	114.2850	150.86	255,104	1972	1992	0	0	0	24.93	75.07

1 SNGL FAM – 100% - 0 Heated Area: 1691 HX Base Yr



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

97253 CARAVEL TRL, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,507
TOTAL MARKET OB/XF VALUE		9,838
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		301,345
SOH/AGL Deduction		199,826
ASSESSED VALUE		101,519
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,797
TOTAL JUST VALUE		301,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0347/0509	11/01/1981	FS	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W28 S14 BAS=[YR=1993] W25 S24 E42 D3 R2 E7 U3 R2 N24 W28 $ E28 N14 $.

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	1242	WD DECK A	0	100	0	0	100.00	SF	10.00	10.00	100	1997	1997	3	20	200	
2	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	1997	1997	3	72	1,638	
3	0755	FSP	0	100	14	14	196.00	SF	20.00	20.00	100	2009	2009	3	35	1,372	
4	1242	WD DECK A	0	100	0	0	128.00	SF	10.00	10.00	100	2009	2009	3	35	448	
5	0858	SCULP CONC	0	100	0	0	430.00	SF	13.00	13.00	100	2009	2009	3	97	5,422	
6	0476	VF 6 SBPL	0	100	0	0	32.00	LF	32.00	32.00	100	2009	2009	3	74	758	

LAND DESCRIPTION

TOTAL OB/XF 9,838

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