

LOTS 10 11 & 12
IN OR 2230/1473
PIRATES WOOD # 5 UNR

HICKS CODY L & NANCY D
97175 CARAVEL TRAIL
YULEE, FL 32097

2025

43-3N-28-509E-0010-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD ON PLY 50			
Exterior Wall	16	WD FR STUC 50			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
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	3,219	100	1993	3,219	316,796
FOP	63	30	1993	19	1,870
FOP	36	30	1998	11	1,082
TOTALS	3,318			3,249	319,748

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,249	90.3716	119.29	387,573	1976	1996	0	0	0 17.50	82.50
1 SNGL FAM - 100% - 2020						Heated Area: 3219			HX Base Yr 2020		
BLD DATE						LGL DATE			06/16/2023		
XF DATE						LAND DATE			MLU		
INC DATE						AG DATE					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	0	0	190.00	SF	6.50	6.50	100
2	0810	CONCRETE A	0	100	44	6	264.00	SF	6.50	6.50	100
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
4	0810	CONCRETE A	0	100	0	0	1,175.00	SF	6.50	6.50	100
5	0820	WOOD WALK	0	100	10	4	40.00	SF	11.75	11.75	100
6	0820	WOOD WALK	0	100	4	10	40.00	SF	11.75	11.75	100
7	0820	WOOD WALK	0	100	0	0	62.00	SF	11.75	11.75	100
8	0830	FLAGSTONE	0	100	0	0	74.00	SF	12.00	12.00	100
9	0825	BRICK	0	100	3	18	54.00	SF	12.50	12.50	100
10	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100

LAND DESCRIPTION										TOTAL OB/XF										9,083									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.85	100,000.00	85,000.00	85,000												
2	000100	C	RES	100		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.85	100,000.00	85,000.00	170,000												
REVIEW DATE			03/07/2019		BY		KW		Total Acres: 0.00			Total Land Value: 255,000			Market: 0			Agricultural: 0			Common: 255,000			PRINTED 07/30/2025 BY SYS					

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