

LOT 16  
IN OR 1390/1445  
PIRATES WOOD #5 UNR

HALL CHRISTINE  
97091 CARAVEL TRAIL  
YULEE, FL 32097

2025

43-3N-28-509E-0016-0000



| 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            | 13               | LVT/LAMMT 60     |
| Interior Floo            | 14               | CARPET 40        |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 3 100            |
| Bathrooms                |                  | 2 100            |
| 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      |
| BAS                      | 1,918            | 100              |
| FEP                      | 210              | 80               |
| FGR                      | 416              | 55               |
| FOP                      | 150              | 30               |
| PTO                      | 322              | 5                |
| TOTALS                   | 3,016            |                  |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0500               | 01  | 2,376     | 93.6684     | 148.00         | 351,648        | 2004 | 2004 | 0    | 0    | 0 | 9.75 | 90.25  |

1 SFR CUST - 100% - 2006

Heated Area: 1918

HX Base Yr 2006

23

14

PTO  
2020

23

15

14

FEP  
2007

15

38

38

BAS  
2004

23

15

10

FOP  
2004

15

4

4

16

24

20

20

15

10

14

14

FGR  
2004

10

BLD DATE

XF DATE

LGL DATE

LAND DATE

06/16/2023

MLU