LOT 18
IN OR 312 PG 265
PIRATES WOOD 5 UNR

TILIAKOS SUSAN P
97057 CARAVEL TR
YULEE, FL 32097

2025

43-3N-28-509E-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

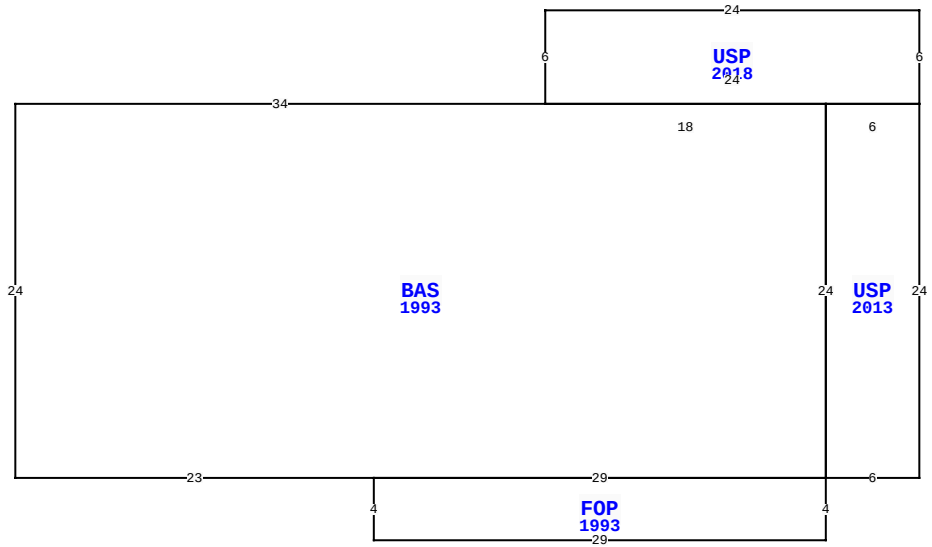
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	138,024
FOP	116	30	1993	35	3,871
USP	144	30	2013	43	4,756
USP	144	30	2018	43	4,756
TOTALS	1,652			1,369	151,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,369	109.6680	144.76	198,176	1972	1992	0	0	0	23.60	76.40

1 SNGL FAM – 100% - 1981 Heated Area: 1248 HX Base Yr 1981



97057 CARAVEL TRL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		151,406
TOTAL MARKET OB/XF VALUE		1,180
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		252,586
SOH/AGL Deduction		174,814
ASSESSED VALUE		77,772
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		22,050
TOTAL JUST VALUE		252,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313642	REPAIR/RRF	1,000	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0312/0265	3/01/1980	QC	Q	I		29,800
GRANTOR:						
GRANTEE:						
0148/0437	1/01/1973	WD	Q	I		21,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] W24 S6 BAS=[YR=1993] W34 S24 E23 FOP=[YR=1993] S4E29 N4 W29$ E29USP=[YR=2013] E6 N24W6 S24$ N24 W18$ E24 N6$.

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	0802	ASPHALT B	0	100	0	0	650.00	SF	2.40	2.40	100	2000	2000	3	50	780	
2	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	1997	1997	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 1,180

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