LOT 19
IN OR 1676/758
PIRATES WOOD 5 UNR

ADAMS CHELSEA R/MCFADDEN BRIAN J
97029 CARAVEL TRAIL
YULEE, FL 32097

2025

43-3N-28-509E-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

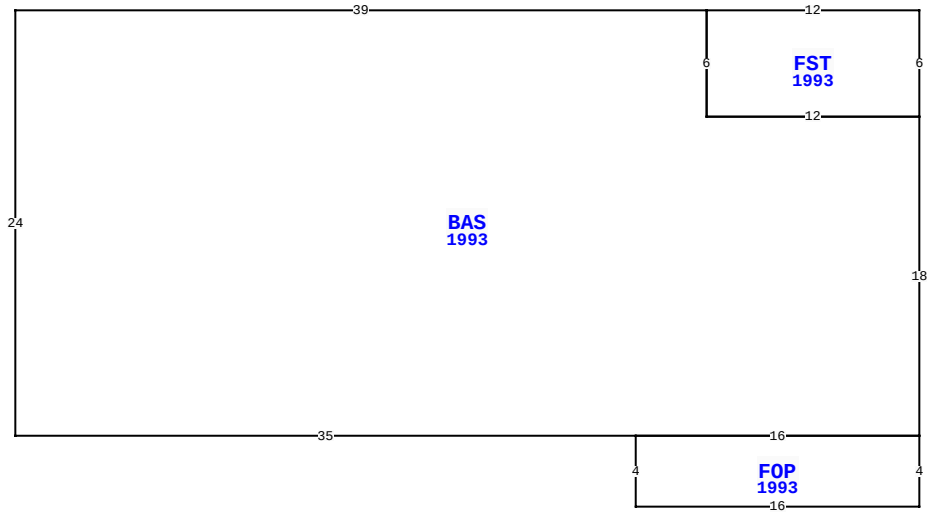
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	142,773
FOP	64	30	1993	19	2,355
FST	72	55	1993	40	4,957
TOTALS	1,288			1,211	150,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,211	126.8820	167.48	202,818	1972	1992	0	0	0	26.00	74.00

1 SNGL FAM – 100% - 2022 Heated Area: 1152 HX Base Yr 2022



97029 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		150,085
TOTAL MARKET OB/XF VALUE		2,908
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		252,993
SOH/AGL Deduction		84,089
ASSESSED VALUE		168,904
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,182
TOTAL JUST VALUE		252,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1676/0758	4/30/2010	WD	Q	I	02	127,000
GRANTOR: LUCAS RICHARD M SR						
GRANTEE: ADAMS CHELSEA R & B						
1208/1355	2/17/2004	WD	U	I	18	80,000
GRANTOR: BIERDS BRUCE C & WAND						
GRANTEE: LUCAS CARMA JUNE L/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N6 W39 S24 E35 FOP=[YR=1993] S4 E16 N4W16$ E16 N18$ FST=[YR=1993] N6 W12 S6E12$.

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	0812	CONCRETE C	0	100	0	0	1,140.00	SF	4.00	4.00	100	1980	1980	3	30	1,368	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 2,908

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