LOT 1
IN OR 1826/255
PIRATES WOOD 6 UNR

BURKE JOHN & CAROLYN R
97196 CARAVEL TRAIL
YULEE, FL 32097

2025

43-3N-28-509F-0001-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

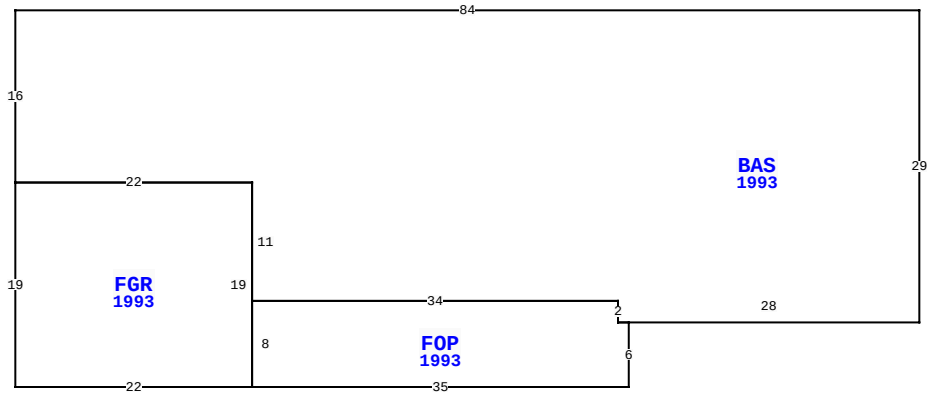
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,082	100	1993	2,082	221,795
FGR	418	55	1993	230	24,502
FOP	278	30	1993	83	8,842
TOTALS	2,778			2,395	255,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,395	107.6040	142.04	340,186	1974	1994	0	0	0	25.00	75.00

1 SNGL FAM – 100% - 2004 Heated Area: 2082 HX Base Yr 2004



97196 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		255,140
TOTAL MARKET OB/XF VALUE		16,068
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		371,208
SOH/AGL Deduction		219,208
ASSESSED VALUE		152,000
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		96,278
TOTAL JUST VALUE		371,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704555	REMODEL- WINDOWS	7,590	07/01/2017
0103	SWIM POOL	8,750	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1826/0255	10/31/2012	WD	U	I	11	100
GRANTOR: ENNIS ARMANEST W & PA						
GRANTEE: BURKE JOHN & CAROLY						
1200/1973	1/12/2004	WD	U	I	21	169,000
GRANTOR: HOLMES GARY L & HOLLY						
GRANTEE: BURKE JOHN & CAROLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W84 S16 FGR=[YR=1993] S19 E22 FOP=[YR=1993] E35 N6 W1 N2 W34 S8 $ N19W22$ E22 S11 E34 S2 E28 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0812	CONCRETE C	0	100	0	0	1,620.00	SF	3.00	3.00	100	1974	1974	3	24	1,166	
3	1242	WD DECK A	0	100	16	20	320.00	SF	10.00	10.00	100	1992	1992	3	20	640	
4	0845	KOOL DECK	0	100	0	0	732.00	SF	7.25	7.25	100	1993	1993	3	64	3,396	
5	0861	POOL GUNIT	0	100	24	22	528.00	SF	85.00	85.00	100	1993	1993	3	20	8,976	

LAND DESCRIPTION

TOTAL OB/XF 16,068

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