LOT 2
PIRATES WOOD 6 UNR

NANYA BUSINESS/
96149 OPAL AV
YULEE, FL 32097

2025

43-3N-28-509F-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

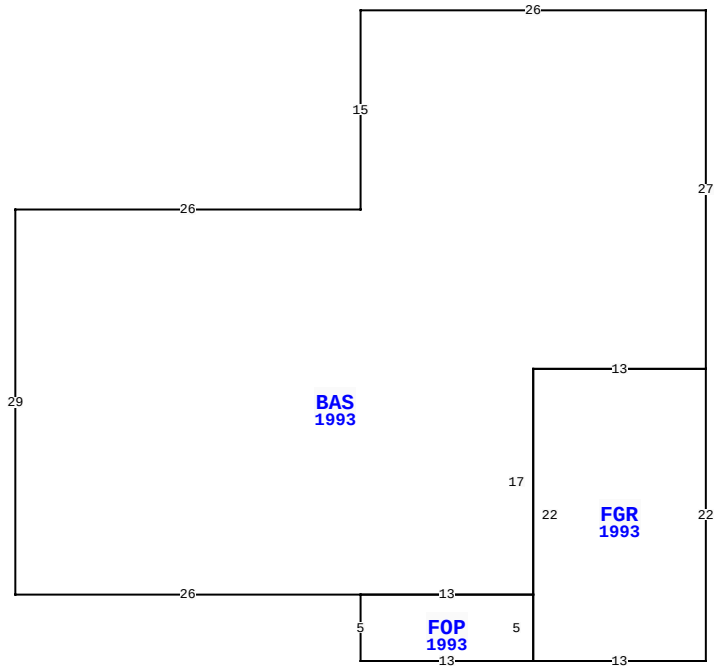
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100	1993	1,677	187,318
FGR	286	55	1993	157	17,537
FOP	65	30	1993	20	2,234
TOTALS	2,028			1,854	207,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,854	113.5820	149.93	277,970	1973	1993	0	0	0	25.50	74.50

1 SNGL FAM – 0% - 0 Heated Area: 1677 HX Base Yr



97170 CARAVEL TRL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	207,088
TOTAL MARKET OB/XF VALUE	1,715
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	308,803
SOH/AGL Deduction	50,598
ASSESSED VALUE	258,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,205
TOTAL JUST VALUE	308,803
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413779	MTLROOF	2,500	01/01/2014
4745	REPAIR/RRF	1,350	03/17/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	10/11/2001	CN	Q	I		105,900
GRANTOR: THE PACETTI GROUP INC						
GRANTEE: NANYA BUSINESS						
0961/0080	12/06/2000	WD	Q	I		71,000
GRANTOR: CAMERON EDWARD W & RE						
GRANTEE: THE PACETTI GROUP I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S15 W26 S29 E26 FOP=[YR=1993] S5 E13
FGR=[YR=1993] E13N22 W13 S22$ N5 W13$ E13 N17 E13 N27$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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	0		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 06/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS