LOT 65
IN OR 1369/709
PIRATES WOOD #3 UNR

RICH DONALD K
97044 CARAVEL TRAIL
YULEE, FL 32097

2026

43-3N-28-509C-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	11	CLAY TILE 20
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

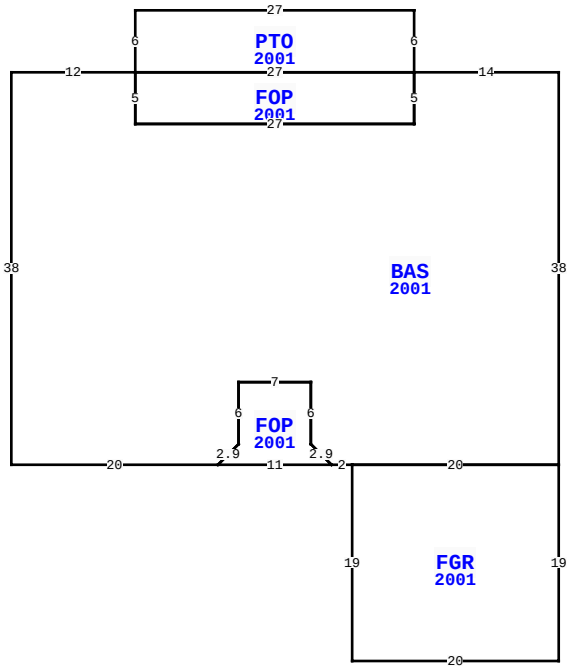
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,819	100	2001	1,819	259,941
FGR	380	55	2001	209	29,866
FOP	60	30	2001	18	2,572
FOP	135	30	2001	40	5,716
PTO	162	5	2001	8	1,143
TOTALS	2,556			2,094	299,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,094	97.5492	161.93	339,081	2001	2001	0	0	0	11.75	88.25

1 SFR CUST 100% - 2006 Heated Area: 1819 HX Base Yr 2006



97044 CARAVEL TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,239
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		404,239
SOH/AGL Deduction		250,662
ASSESSED VALUE		153,577
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		97,166
TOTAL JUST VALUE		404,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2109042	ROOF	16,905	07/12/2021
B047465	NEW CONSTR	84,828	08/01/2000
9905966	NEW CONSTR	60,480	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/0709	11/28/2005	WD	Q	I		216,500
GRANTOR: FAAS PAUL D						
GRANTEE: RICH ALICE E & DONA						
1186/0808	11/05/2003	WD	Q	I		149,500
GRANTOR: GRIFFIN MARK F & DONN						
GRANTEE: FAAS PAUL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 PTO=[YR=2001] N6 W27 S6 FOP=[YR=2001] S5 E27 N5 W27 $ E27 $ S5 W27 N5 W12 S38 E20 FOP=[YR=2001] E11 U2 L2 N6 W7 S6 D2 L2 $ R2 U2 N6 E7 S6 D2 R2 E2 FGR=[YR=2001] S19 E20 N19 W20 $ E20 N38$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS