LOT 66
IN OR 2606/1447
PIRATES WOOD #3 UNR

ARMSTRONG EDWIN B & AMELIA L/E/
97070 CARAVEL TRL
YULEE, FL 32097

**2026**

**43-3N-28-509C-0066-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

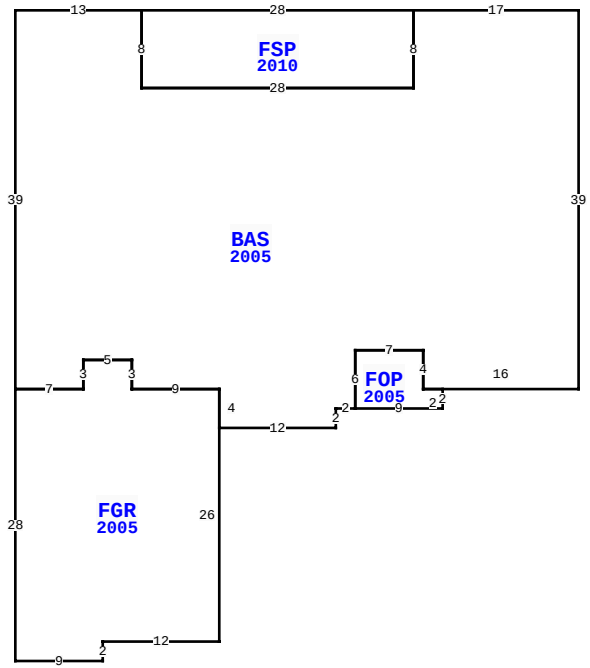
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 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 | 2,047 | 100 | 2005 | 2,047 | 298,581 |
| FGR | 579 | 55 | 2005 | 318 | 46,384 |
| FOP | 46 | 30 | 2005 | 14 | 2,042 |
| FSP | 224 | 40 | 2010 | 90 | 13,127 |
| TOTALS | 2,896 | | | 2,469 | 360,136 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,469 | 97.6320 | 162.07 | 400,151 | 2005 | 2005 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SFR CUST 100% - 2016 Heated Area: 2047 HX Base Yr 2016




97070 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 | | 360,136 |
| TOTAL MARKET OB/XF VALUE | | 70,187 |
| TOTAL LAND VALUE - MARKET | | 105,000 |
| TOTAL MARKET VALUE | | 535,323 |
| SOH/AGL Deduction | | 274,162 |
| ASSESSED VALUE | | 261,161 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 209,750 |
| TOTAL JUST VALUE | | 535,323 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 497,732 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1802353 | SCRN ENCLSRE | 22,730 | 03/01/2018 |
| B1711151 | SWIM POOL | 48,418 | 12/01/2017 |
| B0412864 | NEW CONSTR | 0 | 01/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2606/1447 | 11/30/2022 | WD | U | I | 11 | 100 |
| GRANTOR: ARMSTRONG EDWIN B & A | | | | | | |
| GRANTEE: ARMSTRONG EDWIN B & | | | | | | |
| 2010/0264 | 10/07/2015 | WD | Q | I | 01 | 235,000 |
| GRANTOR: RUBY JAMES L & ROBIN | | | | | | |
| GRANTEE: ARMSTRONG EDWIN B & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W17 FSP=[YR=2010] W28S8E28N8 $ S8W28N8W13S39
FGR=[YR=2005] S28E9 N2E12N26W9N3W5S3W7$E7N3E5S3E9 S4E12N2E2
FOP=[YR=2005] E9N2W2N4W7S6 $N6E7S4E16N39$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0911 | SCRN RM A | 0 | 100 | 45 | 22 | 990.00 | SF | 18.00 | 18.00 | 100 | 2018 | 2018 | 3 | 74 | 13,187 | |
| 3 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 60,000.00 | 60,000.00 | 100 | 2018 | 2018 | 05 | 95 | 57,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 70,187

| 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