

LOT 3 IN OR 2630/1165 &
LOT 2 PT OR 2630/1165
PIRATES WOOD 5 UNR

HUTTO HOMER L & CHARLOTTE P L/E/
97375 CARAVEL TRAIL
YULEE, FL 32097

2026

43-3N-28-509E-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
BAS	1,248	100
BAS	320	100
FOP	90	30
FST	144	55
TOTALS	1,802	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,674	107.0650	148.82	249,125	1973	1993	0	0	15.85	84.15

1 SNGL FAM

100% - 1985

Heated Area: 1568

HX Base Yr 1985

20

16

20

24

22

30

3

23

29

24

BAS

2007

FST

1993

BAS

1993

FOP

1993

BLD DATE

LGL DATE

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987
3	1242	WD DECK A	0 100	0	0	400.00	SF	10.00	10.00	100	1995
5	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2000

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1987	3	58	2,030	
1995	3	20	800	
2000	3	20	800	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT	1.00
2	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	105,000.00	105,000.00	105,000								
1.00	105,000.00	105,000.00	105,000								

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				220,410			
TOTAL MARKET OB/XF VALUE				3,630			
TOTAL LAND VALUE - MARKET				210,000			
TOTAL MARKET VALUE				434,040			
SOH/AGL Deduction				247,099			
ASSESSED VALUE				186,941			
TOTAL EXEMPTION VALUE				51,411			
BASE TAXABLE VALUE				135,530			
TOTAL JUST VALUE				434,040			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				425,545			

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