LOT 17
IN OR 1232/899
PIRATES WOOD #5 UNR

MORRIS JUSTIN JAMES
97073 CARAVEL TR
YULEE, FL 32097

2026

43-3N-28-509E-0017-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

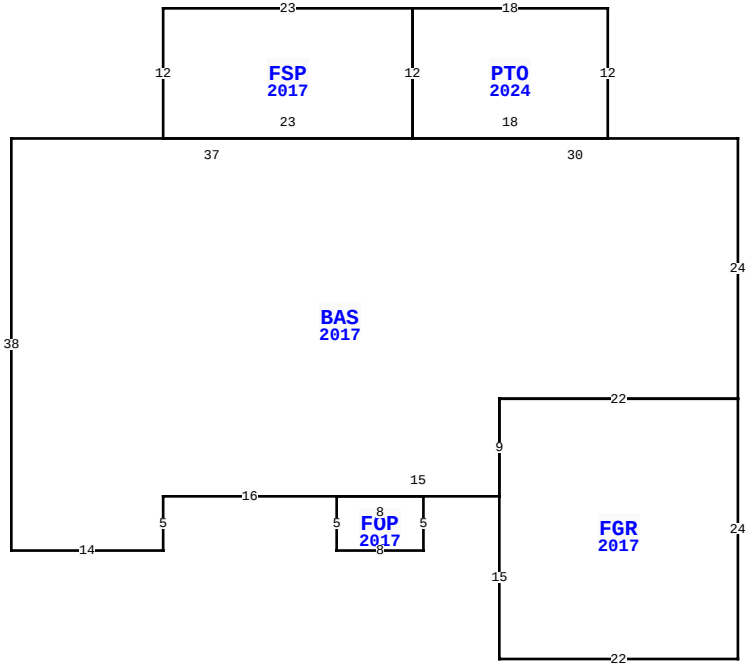
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,083	100	2017	2,083	352,370
FGR	528	55	2017	290	49,058
FOP	40	30	2017	12	2,030
FSP	276	40	2017	110	18,608
PTO	216	5	2024	11	1,861
TOTALS	3,143			2,506	423,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,506	105.6000	175.30	439,302	2017	2017	0	0	0	3.50	96.50

1 SFR CUST 100% - 2018 Heated Area: 2083 HX Base Yr 2018



97073 CARAVEL TR, 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		448,776
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		553,776
SOH/AGL Deduction		297,195
ASSESSED VALUE		256,581
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,170
TOTAL JUST VALUE		553,776
NCON VALUE		29,418
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250008018	NEW RES AC	79,440	07/21/2025
B1701397	CO ISSUED	0	08/24/2017
17001397	NEW CONSTR	263,400	02/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1232/0899	5/21/2004	WD	Q	V		35,000
GRANTOR: HAMEL CAROLE ANN						
GRANTEE: MORRIS JUSTIN JAMES						
0978/0988	3/30/2001	WD	Q	V		14,000
GRANTOR: ORTIZ RAMON & DEBORAH						
GRANTEE: HAMEL CAROLE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W30 W37 S38 E14 N5 E16 E15 N9 E22 N24 $
FGR=[YR=2017;ORIG=-22,33] S15 E22 N24 W22 S9 $
FSP=[YR=2017;ORIG=-30,0] N12 W23 S12 E23 $
PTO=[YR=2024;ORIG=-30,-12] E18 S12 W18 N12 $
FOP=[YR=2017;ORIG=-37,33] S5 E8 N5 W8 $
.

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

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

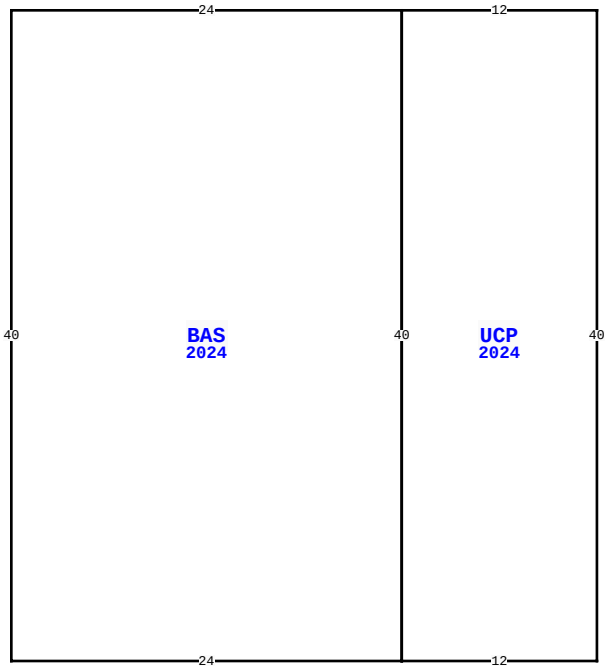
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2024	960	22,591
UCP	480	20	2024	96	2,259
TOTALS	1,440			1,056	24,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,056	60.9500	23.77	25,101	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 960 HX Base Yr 2018



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GRANTOR: ORTIZ RAMON & DEBORAH						
GRANTEE: HAMEL CAROLE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E24 S40 W24 N40 $
UCP=[YR=2024;ORIG=74,10] E12 S40 W12 N40 $
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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

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