LOT 14
IN OR 2005/1748
PIRATES WOOD 2 UNR

HADDOCK JOHN G & CYNTHIA L
97034 TREASURE TRAIL
YULEE, FL 32097

2023

43-3N-28-509B-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

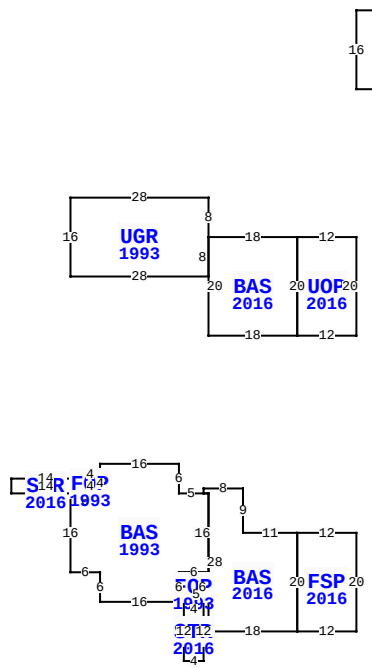
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4032.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	640	75,652
BAS	360	100	360	42,554
BAS	424	100	424	50,119
FOP	16	30	5	591
FOP	36	30	11	1,301
FSP	240	40	96	11,348
FUS	256	100	256	30,261
STR	42	10	4	473
STR	48	10	5	591
UGR	448	45	202	23,878
TOTALS	2,750		2,051	242,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,051	110.6028	131.34	269,378	1988	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2008 Heated Area: 1680 HX Base Yr 2008



** This building has 11 Sub-Areas

97034 TREASURE TRL, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,440
TOTAL MARKET OB/XF VALUE		7,589
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		350,029
SOH/AGL Deduction		166,065
ASSESSED VALUE		183,964
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,964
TOTAL JUST VALUE		350,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807550	CONVERT PL SHED	14,340	07/25/2018
R1703737	REPAIR/RRF	3,000	06/01/2017
B1531280	ADDITION	93,875	10/01/2015
7656	XFOB	2,400	11/04/1991
2743	NEW CONSTR	0	10/02/1987
4275	NEW CONSTR	36,616	07/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2005/1748	9/21/2015	WD	U	I	30	75,300
GRANTOR: HADDOCK JOHN GREGORY						
GRANTEE: HADDOCK JOHN G & CY						
1493/1411	4/19/2007	WD	Q	I		185,000
GRANTOR: KJELBERG CHRISTINE						
GRANTEE: HADDOCK JOHN GREGOR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W12 BAS=[YR=2016] W18 UGR=[YR=1993] N8 W28 S16 E28 N8$ S20 E18 N20$ S20 E12 N20$ PTR= S60 FSP=[YR=2016] W12 BAS=[YR=2016] W11 N9 W8 S1 BAS=[YR=1993] W5 N6 W16 S2 FOP=[YR=1993] W4 S1 STR=[YR=2016] W14 S3 E14 N3$ S3 E4 N4$ S4 W6 S16 E6 S6 E16 FOP=[YR=1993] E1 STR=[YR=2016] S12 E4 N12 W4$ E5 N6 W6 S6$ N6 E6 N16 W1$ E1 S28 E18 N20$ S20 E12 N20$ N60$ PTR =N30 FUS=[YR=1993] N16 E16 S16 W16 $S30 $.

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	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2000	2000	3	29	6,090	
3	0810	CONCRETE A	0	100	0	0	372.00	SF	6.50	6.50	100	1990	1990	3	62	1,499	

LAND DESCRIPTION

TOTAL OB/XF 7,589

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	SFR	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 10/16/2018 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS