

LOT 15
IN OR 2026/1499
PIRATES WOOD 2 UNR

HOLDEN CHARLES B & KARILYN A
97025 TREASURE TRL
YULEE, FL 32097

2023

43-3N-28-509B-0015-0000



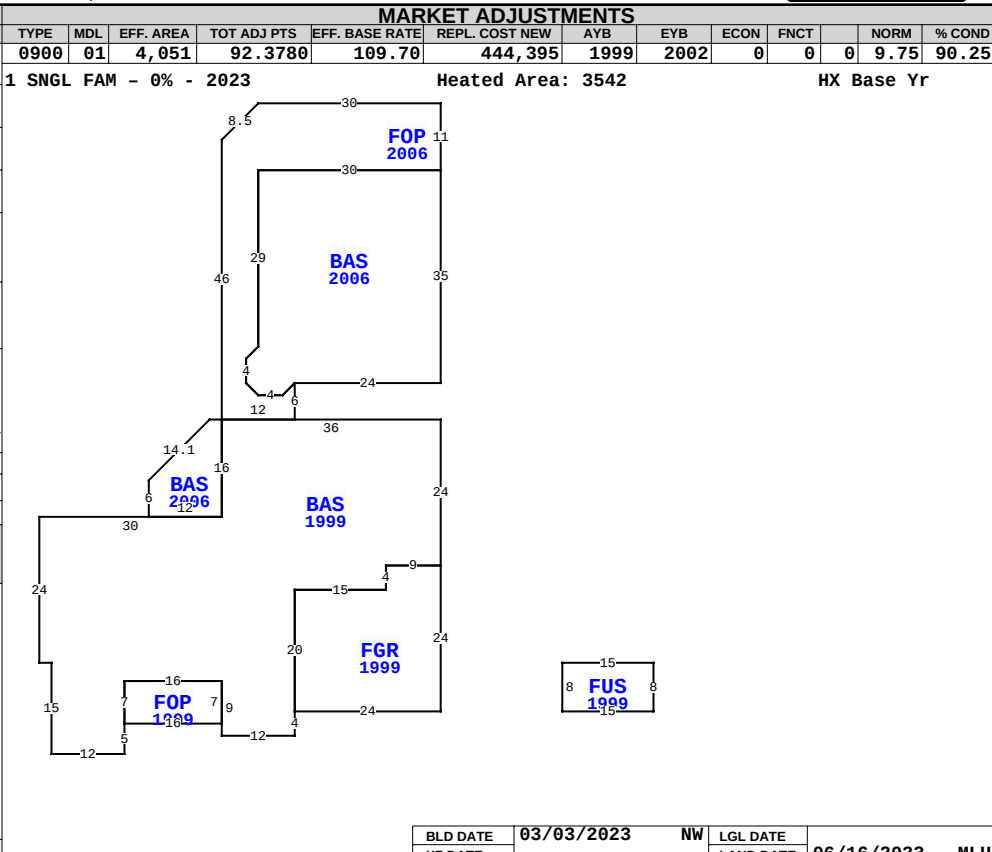
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4032.00	04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2,208	218,602
BAS	142	100	142	14,058
BAS	1,072	100	1,072	106,132
FGR	516	55	284	28,117
FOP	112	30	34	3,366
FOP	638	30	191	18,910
FUS	120	100	120	11,881
TOTALS	4,808		4,051	401,066

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	256.00	SF	6.50	6.50	100	1999
2	0810	CONCRETE A	0	0	0	888.00	SF	6.50	6.50	100	1999
3	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006

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	SFR	0		RS-1	0.00	0.00	1.00	LT	



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/16/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
9,060											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE			401,066
TOTAL MARKET OB/XF VALUE			9,060
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			510,126
SOH/AGL Deduction			0
ASSESSED VALUE			510,126
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			510,126
TOTAL JUST VALUE			510,126
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001392	REPAIR/RRF	21,950	01/24/2022
R0507731	REPAIR/RRF	2,400	06/01/2005
M0509883	H/AC	0	06/01/2005
984990	NEW CONSTR	100,021	05/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2026/1499	1/29/2016	WD Q	I	01	
GRANTOR: HUMPHREY JEFFREY E					
GRANTEE: HOLDEN CHARLES B &					
1699/0502	9/15/2010	WD U	I	14	100
GRANTOR: HUMPHREY EARL L JR TR					
GRANTEE: HUMPHREY JEFFREY E					

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2006] W30 D6 L6 S46BAS=[YR=2006] W2 D10 L10 S6E12N16\$BAS=[YR=1999] S16 W30S24E2S15E12N5FOP=[YR=1999] E16N7 W16S7\$N7E16S9E12N4FGR=[YR=1999] E24 N24W9S4W15S20\$N20E15N4E9N24W36 \$E12N6 L2 D2 W4 U2 L2 N4 U2 R2 N29E30BAS=[YR=2006] W30S29 D2 L2 S4 D2 R2 E4 U2 R2 E24N35\$N11\$ PTR= E20 S100 FUS=[YR=1999] E15 N8 W15 S8\$ N100 W20\$.											