

LOT 16
IN OR 2258/827
PIRATES WOOD 2 UNR

JULIANA JOHN R JR
97041 TREASURE TR
YULEE, FL 32097

2023

43-3N-28-509B-0016-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	31	HARDIE BRD 100	0900	01	2,987	108.5700	128.93	385,114	2022	2022	0	0	0.00	100.00	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2023													Heated Area: 2469									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023									
Interior Wall	05	DRYWALL 100														STF 2022									
Interior Floop	13	LVT/LAMMT 100														FUS 2022									
Air Condition	03	CENTRAL 100														BAS 2022									
Heating Type	04	AIR DUCTED 100														FGR 2022									
Bedrooms		3 100																							
Bathrooms		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units	00	0 100																							
Occupancy	00	NONE 100																							
Quality			04	Quality Level 04																					
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	2,157	100	2,157	278,102																					
FGR	646	55	355	45,770																					
FOP	186	30	56	7,220																					
FOP	348	30	104	13,409																					
FUS	312	100	312	40,226																					
STR	32	10	3	387																					
TOTALS			3,681	2,987	385,114																				
EXTRA FEATURES					97041 TREASURE TR, YULEE																				
L N	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										
1	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000											
2	0812	CONCRETE C	0 100	0 0	1,233.00	SF	4.00	4.00	100	2022	2022	3	100	4,932											
3	0810	CONCRETE A	0 100	0 0	174.00	SF	6.50	6.50	100	2022	2022	3	100	1,131											
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		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 11/08/2022 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																									