

LOT 16
IN OR 2258/827
PIRATES WOOD 2 UNR

JULIANA JOHN R JR
97041 TREASURE TR
YULEE, FL 32097

2024

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



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/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,157	100	2,157	334,551
FGR	646	55	355	55,061
FOP	186	30	56	8,686
FOP	348	30	104	16,130
FUS	312	100	312	48,391
STR	32	10	3	465

TOTALS	3,681		2,987	463,284
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0 100	0	0	1,233.00	SF	5.20	
3	0810	CONCRETE A	0 100	0	0	174.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE	11/08/2022	BY	DJ
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,987	103.4000	155.10	463,284	2022	2022	0	0
1 SFR CUST - 100% - 2023									
Heated Area: 2469									
HX Base Yr 2023									
STF 2022									
FUS 2022									
FOP 2022									
BAS 2022									
FGR 2022									

97041 TREASURE TR, YULEE	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0811	CONCRETE B	0 100	0	0	1,233.00	SF	5.20	5.20	100	2022	2022	3	100	6,412	
3	0810	CONCRETE A	0 100	0	0	174.00	SF	6.50	6.50	100	2022	2022	3	100	1,131	

TOTAL OB/XF										9,543						
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00

Total Acres: 0.00	Total Land Value: 100,000	Market: 0	Agricultural: 0	Common: 100,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				463,284	
TOTAL MARKET OB/XF VALUE				9,543	
TOTAL LAND VALUE - MARKET				100,000	
TOTAL MARKET VALUE				572,827	
SOH/AGL Deduction				64,855	
ASSESSED VALUE				507,972	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				457,972	
TOTAL JUST VALUE				572,827	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				493,177	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109092	NEW CONSTR	372,353	07/13/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2258/0827	2/27/2019	WD	Q	V	01
GRANTOR: CHICHEKIAN WILLIAM &					
GRANTEE: JULIANA JOHN R JR					
0115/0381	1/01/1971	TA	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2022] W24 S13 FOP=[YR=2022] W29 S12 E29 N12\$ S12 W29 N12 W12 S12 W2 S19 E2 S12 E1 FOP=[YR=2022] S6 E31 N6 W31\$ E32 N8 E8 FGR=[YR=2022] S10 E6 S2 E11 N2 E7 N26 W24 S16\$ N16 E24 N32\$ PTR= E15 FUS=[YR=2022] E6 STR=[YR=2022] E4 N8 W4 S8\$ E6 S8 E6 S8 W6 S6 W12 N22\$ W15\$.					