LOT 47
IN OR 2406/1400
PIRATES WOOD 1 UNR

ROHLOFF ROBERT J/TESTON EMILY A
97087 TREASURE TRL
YULEE, FL 32097

2025

43-3N-28-509A-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

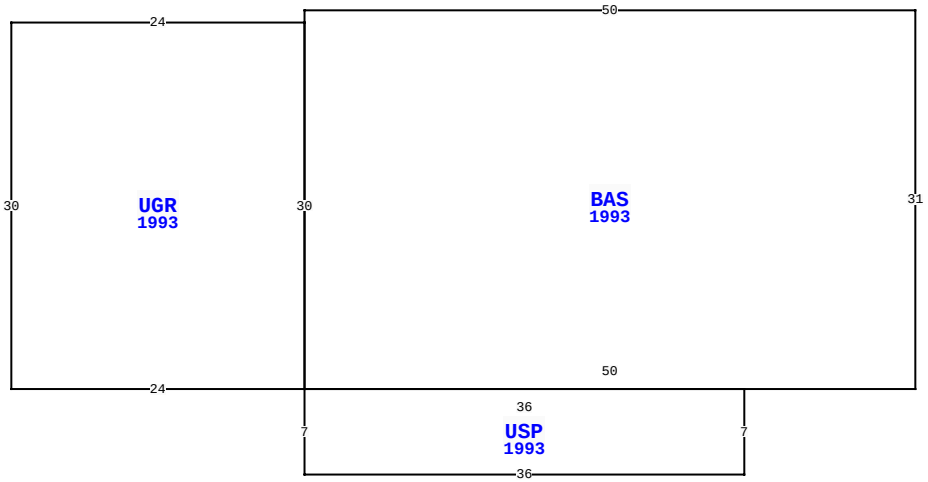
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100	1993	1,550	178,762
UGR	720	45	1993	324	37,367
USP	252	30	1993	76	8,765
TOTALS	2,522			1,950	224,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,950	102.1307	134.81	262,880	1975	1995	0	0	0	14.45	85.55

1 SNGL FAM – 100% - 2021 Heated Area: 1550 HX Base Yr 2021



97087 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		224,894
TOTAL MARKET OB/XF VALUE		1,190
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		341,084
SOH/AGL Deduction		121,423
ASSESSED VALUE		219,661
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,939
TOTAL JUST VALUE		341,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102898	REMODEL	22,700	03/10/2021
E2012579	CHNGE SRVC	0	12/15/2020
R1112795	REPAIR/RRF	8,580	12/27/2011
94-0241	REPAIR/RRF	1,500	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/1400	11/05/2020	WD	Q	I	01	245,000
GRANTOR: SCHROEDER RHONALYNNE						
GRANTEE: ROHLOFF ROBERT J &						
2374/1792	7/02/2020	FJ	U	I	11	0
GRANTOR: CHICHEKIAN WILLIAM ES						
GRANTEE: SCHROEDER RHONALYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S1 UGR=[YR=1993] W24 S30 E24 N30$ S30
USP=[YR=1993] S7 E36 N7 W36$ E50 N31$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	34	1,190	

LAND DESCRIPTION

TOTAL OB/XF 1,190

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	100,000.00	115,000.00	115,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 07/30/2025 BY SYS