

LOT 15
IN OR 2026/1499
PIRATES WOOD 2 UNR

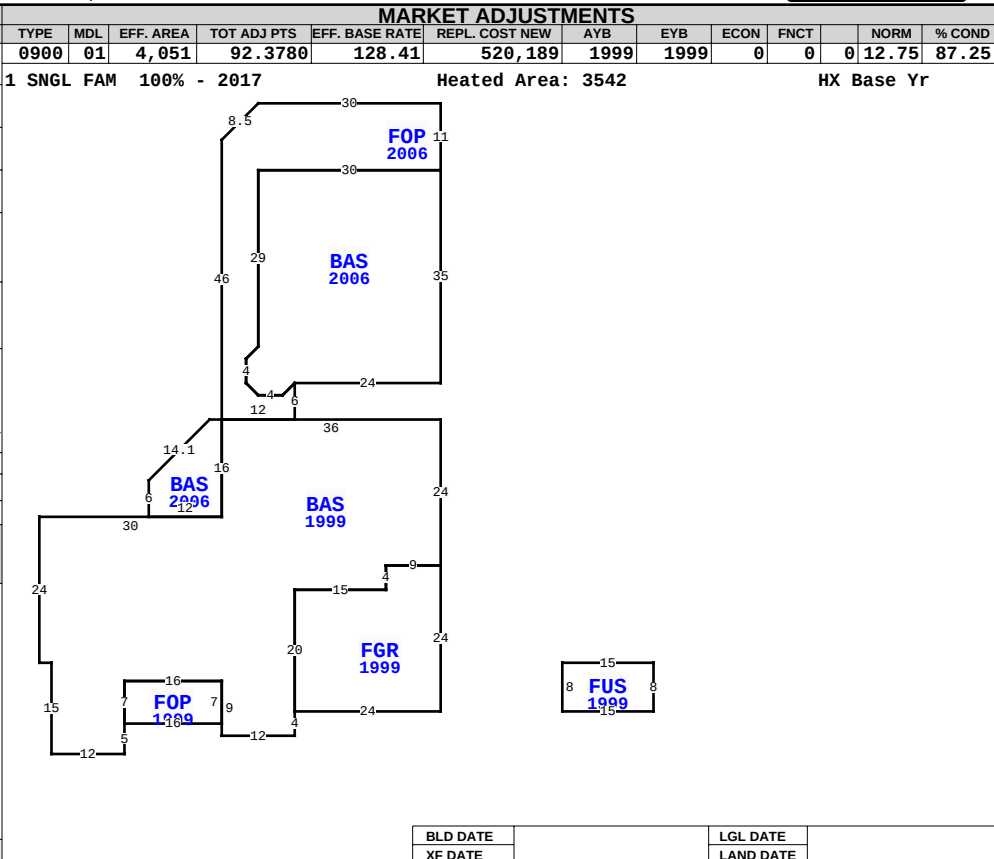
HOLDEN CHARLES B & KARILYN A
97025 TREASURE TRL
YULEE, FL 32097

2026

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



BUILDING CHARACTERISTICS			MARKET ADJUSTMENTS		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA
Exterior Wall	31	HARDIE BRD 100	0900	01	4,051
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 04		
NEIGHBORHOOD/LOC			4032.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	1999	2,208	247,379
BAS	142	100	2006	142	15,909
BAS	1,072	100	2006	1,072	120,105
FGR	516	55	1999	284	31,818
FOP	112	30	1999	34	3,809
FOP	638	30	2006	191	21,399
FUS	120	100	1999	120	13,444
TOTALS	4,808			4,051	453,865



NASSAU COUNTY PROPERTY		PAGE 1 of 1		4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		453,865		
TOTAL MARKET OB/XF VALUE		3,080		
TOTAL LAND VALUE - MARKET		105,000		
TOTAL MARKET VALUE		561,945		
SOH/AGL Deduction		310,394		
ASSESSED VALUE		251,551		
TOTAL EXEMPTION VALUE		13	251,551	
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		561,945		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		542,159		

EXTRA FEATURES														
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
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2006	2006	3 88
TOTAL OB/XF 3,080														

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
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00
Market: 0 Agricultural: 0 Common: 105,000														