LOT 16
IN OR 2754/1375
PIRATES WOOD 2 UNR

JESTER BRANDON
97041 TREASURE TRL
YULEE, FL 32097

2026

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/LAMNT 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.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

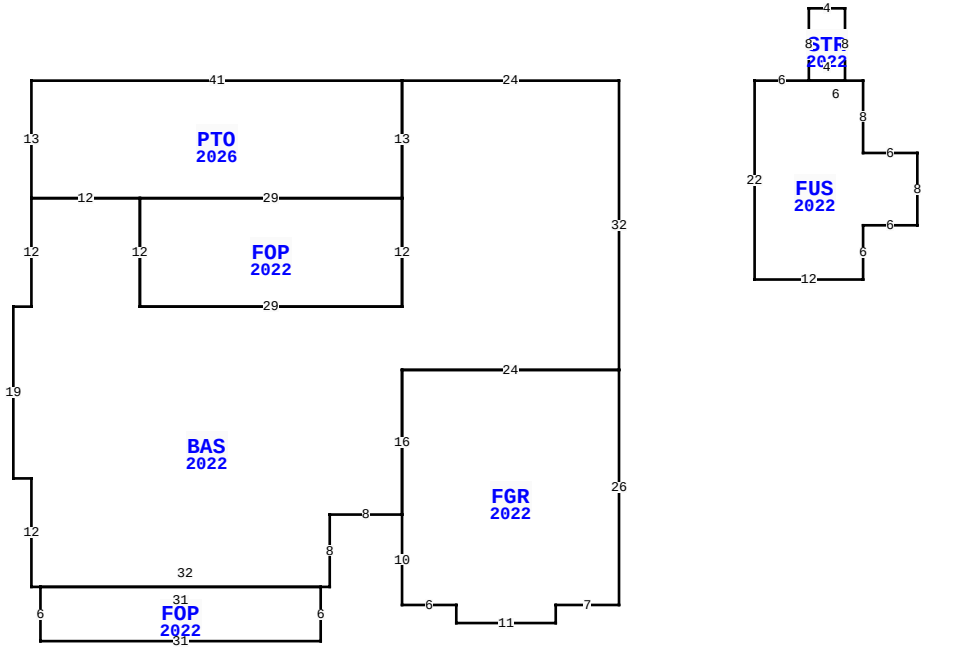
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,157	100	2022	2,157	358,730
FGR	646	55	2022	355	59,040
FOP	186	30	2022	56	9,313
FOP	348	30	2022	104	17,296
FUS	312	100	2022	312	51,889
PTO	533	5	2026	27	4,491
STR	32	10	2022	3	499
TOTALS	4,214			3,014	501,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,014	101.2000	167.99	506,322	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2025 Heated Area: 2469 HX Base Yr 2025



97041 TREASURE TR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		501,259
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		608,239
SOH/AGL Deduction		3,361
ASSESSED VALUE		604,878
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		553,467
TOTAL JUST VALUE		608,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002166	NEW RES AC	54,319	03/02/2026
B2109092	NEW CONSTR	372,353	07/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2754/1375	11/27/2024	WD	Q	I	01	635,000
GRANTOR: JULIANA JOHN R JR & J						
GRANTEE: JESTER BRANDON						
2258/0827	2/27/2019	WD	Q	V	01	47,500
GRANTOR: CHICHEKIAN WILLIAM &						
GRANTEE: JULIANA JOHN R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W24 S13 S12 W29 N12 W12 S12 W2 S19 E2 S12 E1 E32 N8 E8 N16 E24 N32 $
FGR=[YR=2022;ORIG=-24,48] S10 E6 S2 E11 N2 E7 N26 W24 S16 $
FOP=[YR=2022;ORIG=-24,13] W29 S12 E29 N12 $
FUS=[YR=2022;ORIG=15,0] E6 E6 S8 E6 S8 W6 S6 W12 N22 $
FOP=[YR=2022;ORIG=-64,56] S6 E31 N6 W31 $
STR=[YR=2022;ORIG=21,0] E4 N8 W4 S8 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2026;ORIG=-65,13] E12 E29 N13 W41 S13 $
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 06/02/2026 BY IB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS