

LOT 31
NASSAU LANDING SUB
PB 4/84

LANDTROOP TRIPP
75106 EDWARDS ROAD
YULEE, FL 32097-2618

2023

13-2N-26-4200-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

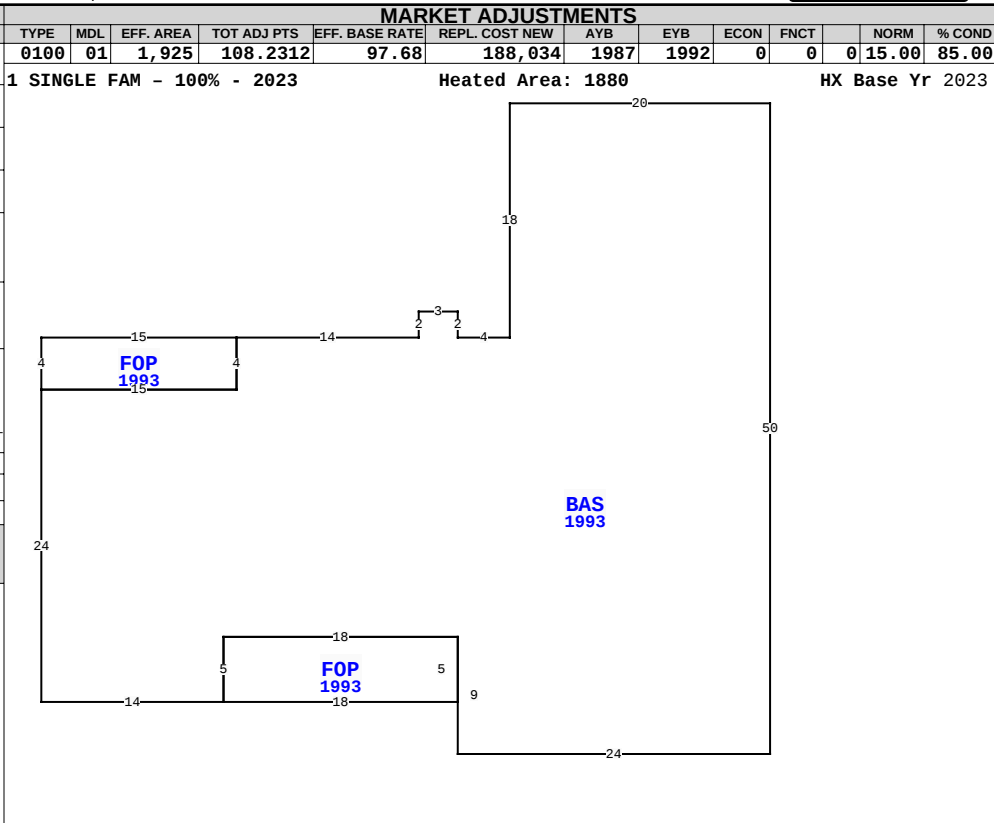
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100	1,880	156,092
FOP	60	30	18	1,494
FOP	90	30	27	2,241

TOTALS	2,030		1,925	159,829
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	2,198.00	SF	4.00
3	0511	GARAGE CB-	0	100	30	24	720.00	SF	40.00
4	0681	POLE SHED	0	100	16	8	128.00	SF	15.00

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	0006	RS-1	0.00	0.00	1.00

REVIEW DATE	04/28/2020	BY	KBA
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
22,152									

Total Acres: 1.00	Total Land Value: 70,000	Market: 0	Agricultural: 0	Common: 70,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	159,829								
TOTAL MARKET OB/XF VALUE	22,152								
TOTAL LAND VALUE - MARKET	70,000								
TOTAL MARKET VALUE	251,981								
SOH/AGL Deduction	0								
ASSESSED VALUE	251,981								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	201,981								
TOTAL JUST VALUE	251,981								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	225,730								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8315	ADDITION	13,408	08/18/1992
3912	NEW CONSTR	4,995	03/02/1987
3791	NEW CONSTR	40,000	12/30/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2550/1415	12/27/2021	WD	Q	I	01	305,000	
GRANTOR: OP SPE TPA1 LLC							
GRANTEE: LANDTROOP TRIPP							
2524/1708	12/27/2021	WD	U	I	11	100	
GRANTOR: OP SPE TPA1 LLC							
GRANTEE: LANDTROOP TRIPP							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W20 S18 W4 N2 W3 S2 W14 FOP=[YR=1993] W15 S4 E15 N4\$ S4 W15 S24 E14 FOP=[YR=1993] E18 N5 W18 S5\$ N5 E18 S9 E24 N50\$.									