

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,701	113.6256	102.55	276,988	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM - 100% - 2016 Heated Area: 2399 HX Base Yr 2016

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			268,678
TOTAL MARKET OB/XF VALUE			4,796
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			323,474
SOH/AGL Deduction			108,432
ASSESSED VALUE			215,042
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			165,042
TOTAL JUST VALUE			323,474
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,744

Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4071.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	100,668
FGR	424	55	233	23,177
FOP	50	30	15	1,492
FSP	128	40	51	5,073
FUS	1,387	100	1,387	137,970
STR	33	10	3	299
TOTALS	3,034		2,701	268,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530010	CO ISSUED	0	08/21/2015
B1530010	NEW CONSTR	288,929	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1999/1745	8/25/2015	WD Q	Q	I	01	226,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: WENZELL ERIC E & JA
1666/0616 1/28/2010 WD U V 30 2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT
GRANTEE: SEDA CONSTRUCTION C

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0			927.00	SF	5.20	2015	2015	3	96	4,628
2	0810	CONCRETE A	0	100	9	3			27.00	SF	6.50	2015	2015	3	96	168

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

TOTAL OB/XF													4,796												
86048 TROPICANNA CT, YULEE																									
BLD DATE		05/17/2022		NW		LGL DATE				LAND DATE				INC DATE		AG DATE									

BUILDING NOTES			

BUILDING DIMENSIONS						
BAS=[YR=2015] W32 FSP=[YR=2015] W8 S16 FGR=[YR=2015] S24 E18 FOP=[YR=2015] S5 E10 N5 W10\$ E1 N20 W8 N4 W11\$ E8 N16\$ S16 E3 S4 E8 S20 E9 N3 E12 N37\$ PTR=E15 FUS=[YR=2015] E40 S37 W12 N7 W6 STR=[YR=2015] S1 W3 N11 E3 S10\$ N10 W3 S17 W19 N37 \$ W15\$.						