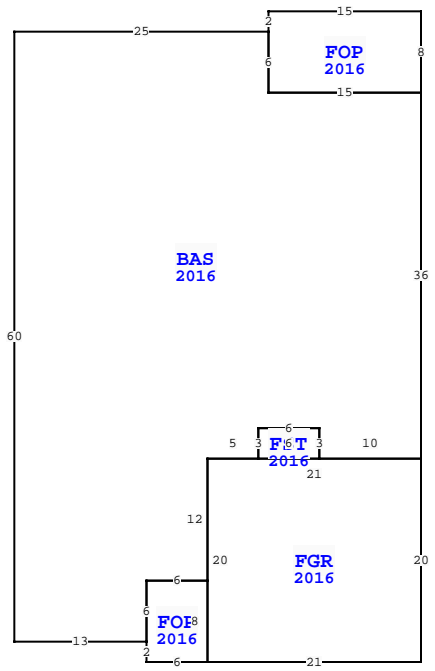




| BUILDING CHARACTERISTICS | | | | |
|--------------------------|---------------------|-------------|--------------|----------------------|
| ELEMENT | CD CONSTRUCTION | | | |
| Exterior Wall | 05 AVERAGE 70 | | | |
| Exterior Wall | 16 WD FR STUC 30 | | | |
| Roof Structure | 03 GABLE/HIP 100 | | | |
| Roof Cover | 03 COMP SHNGL 100 | | | |
| Interior Wall | 05 DRYWALL 100 | | | |
| Interior Floor | 11 CLAY TILE 60 | | | |
| Interior Floor | 14 CARPET 40 | | | |
| 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 | | | |
| Occupancy | 00 NONE 100 | | | |
| 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 | 1,878 | 100 | 1,878 | 202,239 |
| FGR | 420 | 55 | 231 | 24,876 |
| FOP | 48 | 30 | 14 | 1,508 |
| FOP | 120 | 30 | 36 | 3,876 |
| FST | 18 | 55 | 10 | 1,077 |
| TOTALS | 2,484 | | 2,169 | 233,577 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,169 | 122.5686 | 110.62 | 239,935 | 2016 | 2016 | 0 | 0 | 2.65 | 97.35 | |
| 1 SINGLE FAM - 100% - 2017 Heated Area: 1878 HX Base Yr 2017 | | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 233,577 |
| TOTAL MARKET OB/XF VALUE | | | 5,991 |
| TOTAL LAND VALUE - MARKET | | | 50,000 |
| TOTAL MARKET VALUE | | | 289,568 |
| SOH/AGL Deduction | | | 98,348 |
| ASSESSED VALUE | | | 191,220 |
| TOTAL EXEMPTION VALUE | HX HB XM | | 50,000 |
| BASE TAXABLE VALUE | | | 141,220 |
| TOTAL JUST VALUE | | | 289,568 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 248,213 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B1631968 | NEW CONSTR | 235,326 | 03/01/2016 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2385/1950 | 8/12/2020 | QC | U | I | 11 | 100 |
| GRANTOR: MCMANUS IAN S & KRIST | | | | | | |
| GRANTEE: MCMANUS IAN | | | | | | |
| 2084/0493 | 11/17/2016 | WD | Q | I | 01 | 210,600 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: MCMANUS IAN S & KRI | | | | | | |

| 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 27.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 170 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 504.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 97 | 2,542 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2016 | 2016 | 3 | 92 | 276 | |
| 4 | 0471 | VINYL FNC | 0 | 100 | 0 | 102.00 | LF | 32.00 | 32.00 | 100 | 2016 | 2016 | 3 | 92 | 3,003 | |

| TOTAL OB/XF | | | | | | | | | | | | | 5,991 | | | | |
|----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|-----------|--|--|--|--|
| 86011 TROPICANNA CT, YULEE | | | | | | | | | | | | | | | | | |
| BLD DATE 05/17/2022 NW | | | | | | | | | | | | | LGL DATE | | | | |
| XF DATE | | | | | | | | | | | | | LAND DATE | | | | |
| INC DATE | | | | | | | | | | | | | AG DATE | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2016] W15 S2 BAS=[YR=2016] W25 S60 E13 | | | | | | | | | | | | |
| FOP=[YR=2016] S2 E6 FGR=[YR=2016] E21 N20 W21 S20\$ N8 W6 | | | | | | | | | | | | |
| S6\$ N6 E6 N12 E5 FST=[YR=2016] E6 N3 W6 S3\$ N3 E6 S3 E10 N36 | | | | | | | | | | | | |
| W15 N6\$ S6 E15 N8\$. | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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 | | | | | | | | |