



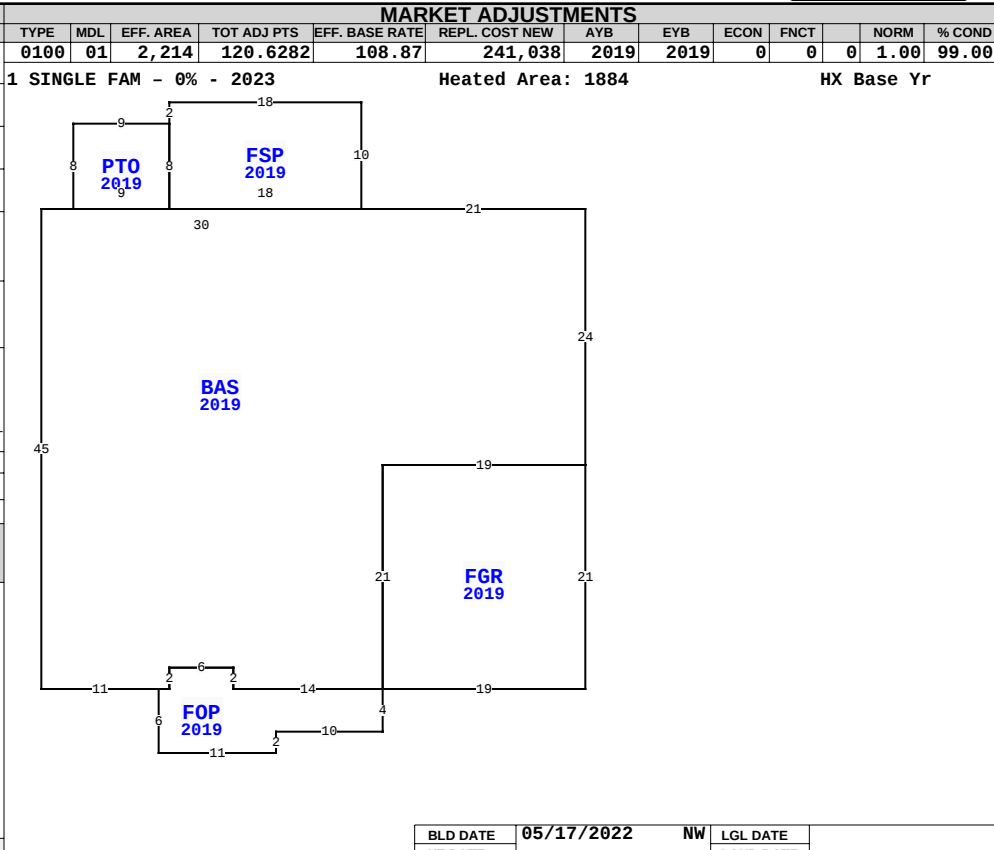
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	1,884	203,060
FGR	399	55	219	23,605
FOP	118	30	35	3,772
FSP	180	40	72	7,761
PTO	72	5	4	431
TOTALS	2,653		2,214	238,628

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
1	0810	CONCRETE A	0	0	0	0	646.00	SF	6.50	6.50	100	2019	2019

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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00



86601 ILLUSIVE LAKE CT, YULEE	BLD DATE 05/17/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													
4,157													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												238,628	
TOTAL MARKET OB/XF VALUE												4,157	
TOTAL LAND VALUE - MARKET												50,000	
TOTAL MARKET VALUE												292,785	
SOH/AGL Deduction												0	
ASSESSED VALUE												292,785	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												292,785	
TOTAL JUST VALUE												292,785	
NCON VALUE												242,785	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												251,060	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000134	CO ISSUED	0	01/29/2019
18008610	NEW CONSTR	245,952	08/23/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2475/1520	6/25/2021	WD	Q	I	01	310,000	
GRANTOR: DROST GUY MICHAEL JR							
GRANTEE: DOEGE WALTER & AIME							
2278/0117	5/29/2019	WD	Q	I	01	249,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: DROST GUY MICHAEL J							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2019] W21 FSP=[YR=2019] N10 W18 S2 PTO=[YR=2019] W9 S8 E9 N8\$ S8 E18\$ W30 S45 E11 FOP=[YR=2019] S6 E11 N2 E10 N4 W14 N2 W6 S2 W1\$E1 N2 E6 S2 E14 FGR=[YR=2019] E19 N21 W19 S21\$ N21 E19 N24\$.													