

LOT 31
NASSAU LANDING SUB
PB 4/84

LANDTROOP TRIPP
75106 EDWARDS ROAD
YULEE, FL 32097-2618

2024

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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

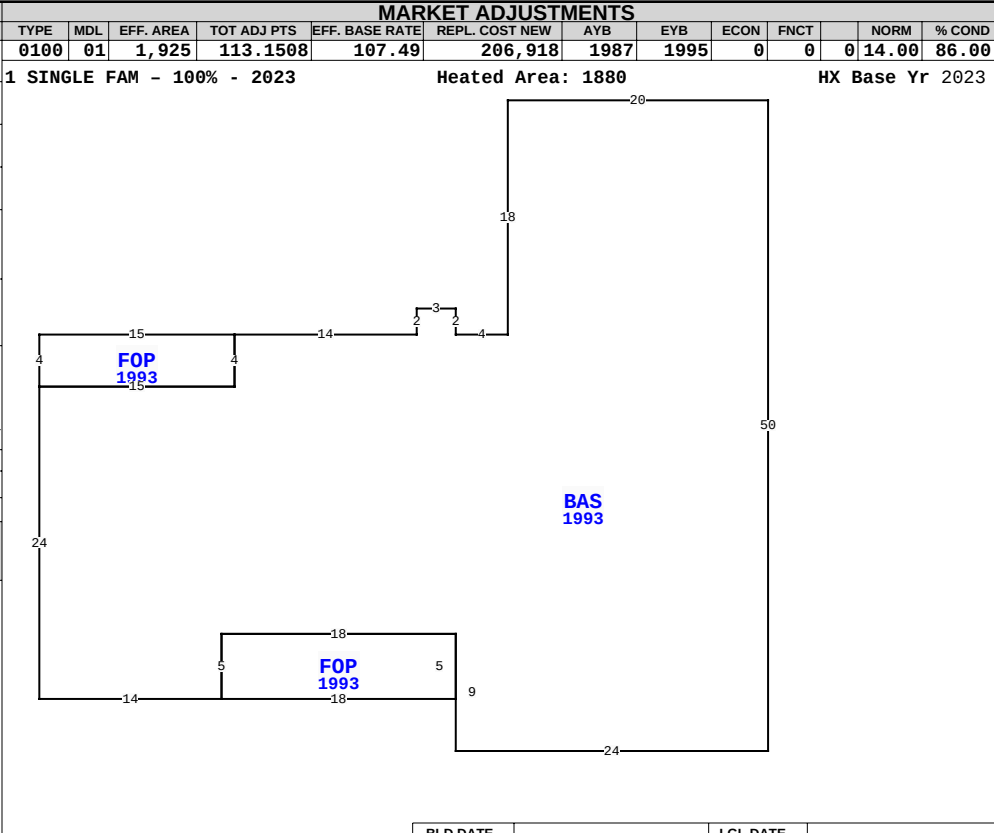
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100	1,880	173,790
FOP	60	30	18	1,664
FOP	90	30	27	2,496
TOTALS	2,030		1,925	177,949

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0812	CONCRETE C	0 100	0	0	2,198.00	SF	4.00	4.00	100	1987	1987	3	52	4,572	
3	0511	GARAGE CB-	0 100	30	24	720.00	SF	40.00	40.00	100	1987	1987	3	70	20,160	
4	0681	POLE SHED	0 100	16	8	128.00	SF	15.00	15.00	100	1990	1990	3	20	384	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



TOTAL OB/XF																26,356
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
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	55,000.00	55,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		177,949			
TOTAL MARKET OB/XF VALUE		26,356			
TOTAL LAND VALUE - MARKET		55,000			
TOTAL MARKET VALUE		259,305			
SOH/AGL Deduction		0			
ASSESSED VALUE		259,305			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		209,305			
TOTAL JUST VALUE		259,305			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		251,981			

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\$.															