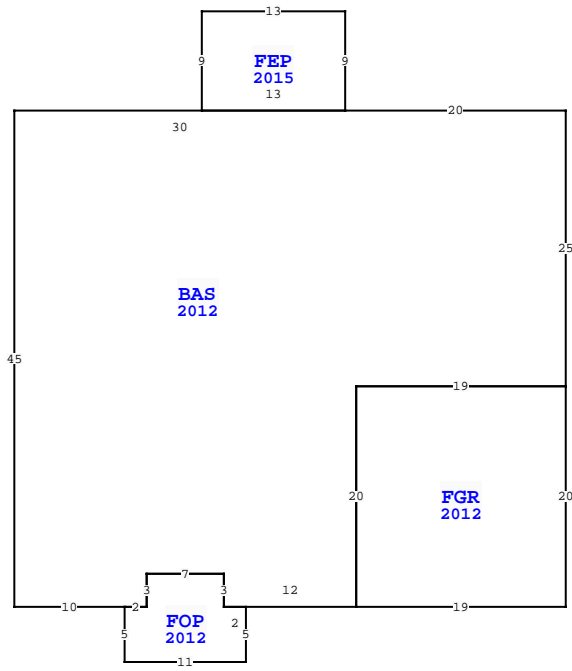




BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	08 SHT VINYL 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	06 Quality Level 06			
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	1,849	100	1,849	199,351
FEP	117	80	94	10,135
FGR	380	55	209	22,533
FOP	76	30	23	2,480
TOTALS	2,422		2,175	234,499

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,175	119.4620	113.49	246,841	2012	2012	0	0	5.00	95.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1849 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			234,499
TOTAL MARKET OB/XF VALUE			3,110
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			287,609
SOH/AGL Deduction			18,559
ASSESSED VALUE			269,050
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			269,050
TOTAL JUST VALUE			287,609
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530642	REMODEL	6,792	06/01/2015
B1226621	REMODEL	1,000	11/01/2012
C25237	CO ISSUED	0	01/31/2012
E24000	NEW CONSTR	0	11/01/2011
M16632	H/AC	0	10/01/2011
P15051	NEW CONSTR	0	10/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/1967	6/05/2024	WD	Q	I	01	355,000
GRANTOR: TONES FAYE & MICHAEL						
GRANTEE: WOOD CHARLES						
2257/1846	2/21/2019	QC	U	I	11	49,600
GRANTOR: TONES FAYE F/K/A LACK						
GRANTEE: TONES FAYE & MICHAEL						

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	0	0	568.00	SF	5.20	5.20	100	2012	2012	3	93	2,747	
2	0810	CONCRETE A	0	0	20	60.00	SF	6.50	6.50	100	2012	2012	3	93	363	

TOTAL OB/XF														3,110
86031 TROPICANNA CT, YULEE														
BLD DATE 05/17/2022 NW LGL DATE														
XF DATE LAND DATE														
INC DATE AG DATE														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2012] W20 FEP=[YR=2015] N9 W13 S9 E13\$ W30 S45 E10													
FOP=[YR=2012] S5 E11 N5 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E12													
FGR=[YR=2012] E19 N20 W19 S20\$ N20 E19 N25\$.													

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							