

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	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	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
BAS	1,839	100	1,839
FGR	399	55	219
FOP	92	30	28
FOP	120	30	36
PTO	120	5	6
TOTALS	2,570		2,128
			248,887

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0	121.20	257,914	2015	2015	0	0	3.50	96.50

Heated Area: 1839 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		248,887	
TOTAL MARKET OB/XF VALUE		4,867	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		303,754	
SOH/AGL Deduction		19,644	
ASSESSED VALUE		284,110	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		284,110	
TOTAL JUST VALUE		303,754	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,245	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529980	CO ISSUED	0	07/21/2015
B1529980	NEW CONSTR	228,548	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1994/1375	7/27/2015	WD Q	Q	I	01	190,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: LEVY MICHAEL
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	0	0	525.00	SF	5.20	5.20	100	2015	2015	3	95	2,594	
2	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267	
3	0471	VINYL FNC	0	0	0	66.00	LF	32.00	32.00	100	2019	2019	3	95	2,006	

86021 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=2015] W26 FOP=[YR=2015] N10 W12 PTO=[YR=2015] W12 S10 E12 N10 \$ S10 E12 \$ W24 S45 E11 FOP=[YR=2015] S4 E20 N4 FGR=[YR=2015] E19 N21 W19 S21\$ W13 N2 W6 S2 W1 \$ E1 N2 E6 S2 E13 N21 E19 N24 \$.	

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