



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

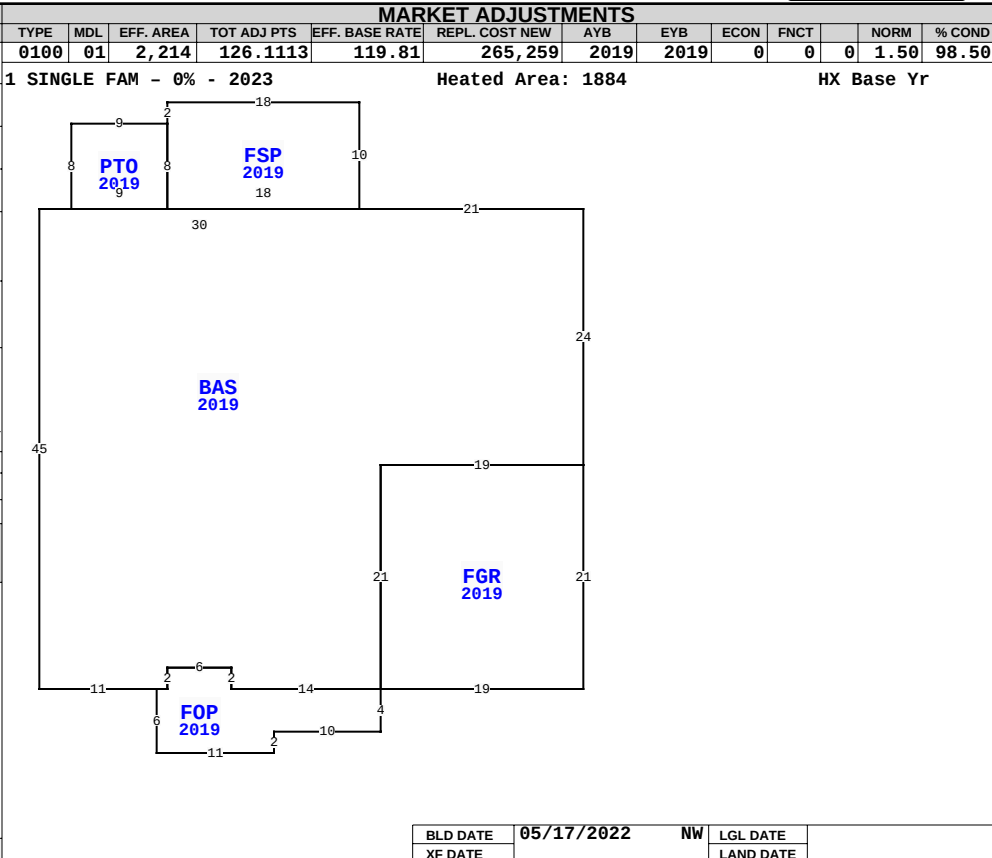
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	1,884	222,336
FGR	399	55	219	25,844
FOP	118	30	35	4,130
FSP	180	40	72	8,497
PTO	72	5	4	472
TOTALS	2,653		2,214	261,280

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
1	0810	CONCRETE A	0	0	0	0	646.00	SF	6.50	6.50	100	2019	2019	3

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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE	04/03/2019	BY	KB
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86601 ILLUSIVE LAKE CT, YULEE									
BLD DATE 05/17/2022 NW LGL DATE									
XF DATE									
INC DATE									
LAND DATE									
AG DATE									

TOTAL OB/XF														
4,115														
ADJ UNIT PRICE 50,000.00														
LAND VALUE 50,000														

Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					261,280				
TOTAL MARKET OB/XF VALUE					4,115				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					315,395				
SOH/AGL Deduction					0				
ASSESSED VALUE					315,395				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					315,395				
TOTAL JUST VALUE					315,395				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					292,785				

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\$.									