

MANLEY JOSEPH A & PATRICIA L
86051 MIRAGE PL
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

3103

HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1411

CARPET 80
CLAY TILE 20

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

402

100
2 100
WOOD FRAME 100

Stories
Units
Occupancy

100

1. 100
0 100
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

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,006

100

2016

2,006

239,109

FGR

365

55

2016

201

23,959

FOP

98

30

2016

29

3,457

FOP

128

30

2016

38

4,530

FST

15

55

2016

8

953

TOTALS

2,612

2,282

272,007

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

0810

CONCRETE A

0100

20 3

60.00 SF

6.50

6.50

100

2016

2016

3

95

371

2

0810

CONCRETE A

0100

0 0

638.00 SF

6.50

6.50

100

2016

2016

3

95

3,940

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

100

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

50,000.00

50,000.00

50,000

REVIEW DATE

03/15/2023

BY

NWA

Total Acres: 0.00

Total Land Value: 50,000

Market: 0

Agricultural: 0

Common: 50,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ

REPL. COST NEWAYB

EYECONFNCT

% CONDNORM% COND

010001

2,282

123.5192

123.52

281,873

2016

2016

0

0

3.50

96.50

1 SINGLE FAM - 100% - 2017

Heated Area: 2006

HX Base Yr 2017

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

272,007

TOTAL MARKET OB/XF VALUE

4,311

TOTAL LAND VALUE - MARKET

50,000

TOTAL MARKET VALUE

326,318

SOH/AGL Deduction

122,745

ASSESSED VALUE

203,573

TOTAL EXEMPTION VALUE

50,722

BASE TAXABLE VALUE

152,851

TOTAL JUST VALUE

326,318

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

314,092

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2059/1680

7/13/2016

WD Q

I

01

206,500

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MANLEY JOSEPH A & P

1666/0616

1/28/2010

WD U

V

30

2,491,000

GRANTOR: HIDEAWAY DEVELOPMENT

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FOP=[YR=2016] N8 W16 S8 E16\$ W36 S28
FGR=[YR=2016] S20 E19 FOP=[YR=2016] S4 E21 N4 W2 N2 W7 S2
W12\$ N20 W10 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E19 S20
E12 N2 E7 S2 E12 N48\$.