LOT 173
THE HIDEAWAY #2 PB 7/233

MIDYETTE LARRY E & ROCHELLA ANGELIC/MYERS PHOEBE &
86034 TROPICANNA CT
YULEE, FL 32097

2025

42-2N-27-4370-0173-0000

BUILDING CHARACTERISTICS

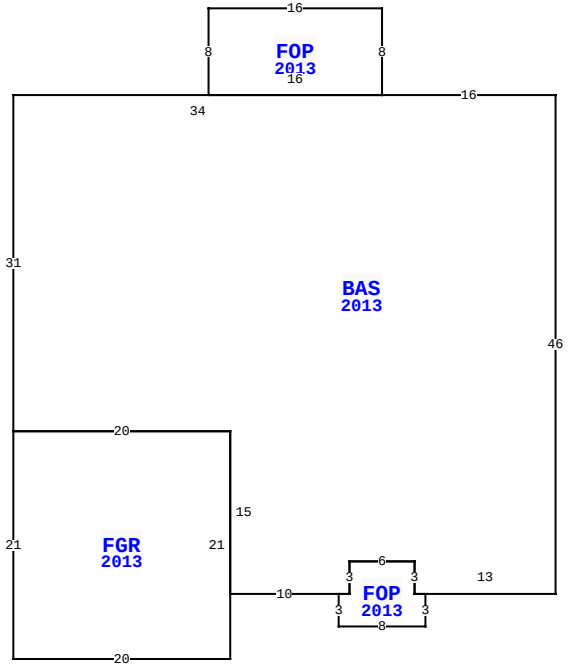
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	2013	1,982	239,581
FGR	420	55	2013	231	27,922
FOP	42	30	2013	13	1,571
FOP	128	30	2013	38	4,593
TOTALS	2,572			2,264	273,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,264	127.2383	127.24	288,071	2013	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1982 HX Base Yr



86034 TROPICANNA CT, YULEE

BLD DATE	05/17/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	273,667
TOTAL MARKET OB/XF VALUE	2,926
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	326,593
SOH/AGL Deduction	0
ASSESSED VALUE	326,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,593
TOTAL JUST VALUE	326,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327558	CO ISSUED	0	01/14/2014
B1327558	NEW CONSTR	234,752	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2755/457	12/05/2024	WD	Q	I	01	366,000
GRANTOR: CAMPBELL BRANDI L						
GRANTEE: MIDYETTE LARRY E &						
2189/0354	4/02/2018	WD	Q	I	01	228,000
GRANTOR: LASHELL ARDITH M ASSE						
GRANTEE: CAMPBELL BRANDI L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 FOP=[YR=2013] N8 W16 S8 E16 $ W34 S31
FGR=[YR=2013] S21 E20 N21 W20 $ E20 S15 E10 FOP=[YR=2013]
S3 E8 N3 W1 N3 W6 S3 W1 $ E1 N3 E6 S3 E13 N46 $.

EXTRA FEATURES

LN	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	0	605.00	SF	5.20	5.20	100	2013	2013	3	93	2,926	

LAND DESCRIPTION

TOTAL OB/XF 2,926

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS