LOT 174
THE HIDEAWAY #2 PB 7/233

RODRIQUEZ JOSE FRANCISCO/MEDRANO ROSIE
86044 TROPICANNA CT
YULEE, FL 32097

2025

42-2N-27-4370-0174-0000

BUILDING CHARACTERISTICS

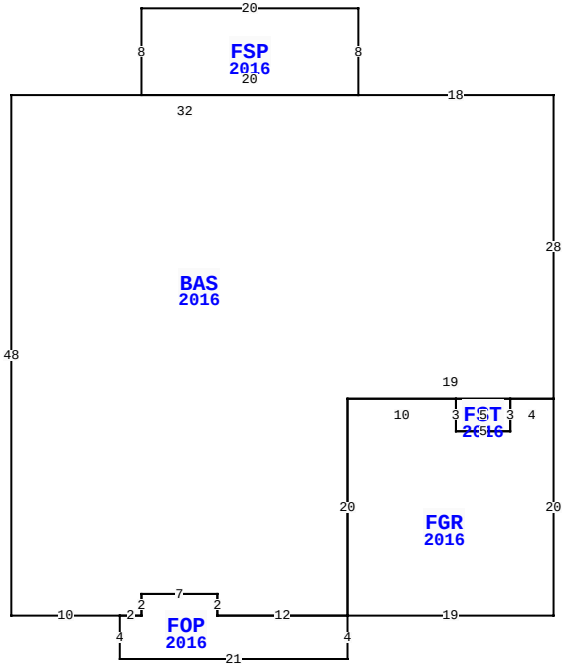
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2016	2,006	247,606
FGR	365	55	2016	201	24,810
FOP	98	30	2016	29	3,579
FSP	160	40	2016	64	7,899
FST	15	55	2016	8	987
TOTALS	2,644			2,308	284,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,308	127.9145	127.91	295,216	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2006 HX Base Yr



86044 TROPICANNA CT, YULEE

BLD DATE		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	284,883
TOTAL MARKET OB/XF VALUE	4,989
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	339,872
SOH/AGL Deduction	0
ASSESSED VALUE	339,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,872
TOTAL JUST VALUE	339,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631919	NEW CONST	0	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0269	3/31/2022	WD	Q	I	01	368,000
GRANTOR: KELLY MATTHEW LEE & B						
GRANTEE: RODRIGUEZ JOSE F &						
2341/0248	2/20/2020	WD	Q	I	02	250,000
GRANTOR: BANAS JEFFREY C & DAE						
GRANTEE: KELLY MATTHEW LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W18 FSP=[YR=2016] N8 W20 S8 E20$ W32 S48 E10
FOP=[YR=2016] S4 E21 N4 FGR=[YR=2016] E19 N20 W4
FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W10 S20$ W12 N2 W7 S2
W2$ E2 N2 E7 S2 E12 N20 E19 N28$.

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	0810	CONCRETE A	0	0	0	0	63.00	SF	6.50	6.50	100	2016	2016	3	95	389	
2	0810	CONCRETE A	0	0	0	0	745.00	SF	6.50	6.50	100	2016	2016	3	95	4,600	

LAND DESCRIPTION

TOTAL OB/XF 4,989

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS