LOT 175
IN OR 1999/1745
THE HIDEAWAY #2 PB 7/233

WENZELL ERIC E & JACLYN
86048 TROPICANNA CT
YULEE, FL 32097

2025

42-2N-27-4370-0175-0000

BUILDING CHARACTERISTICS

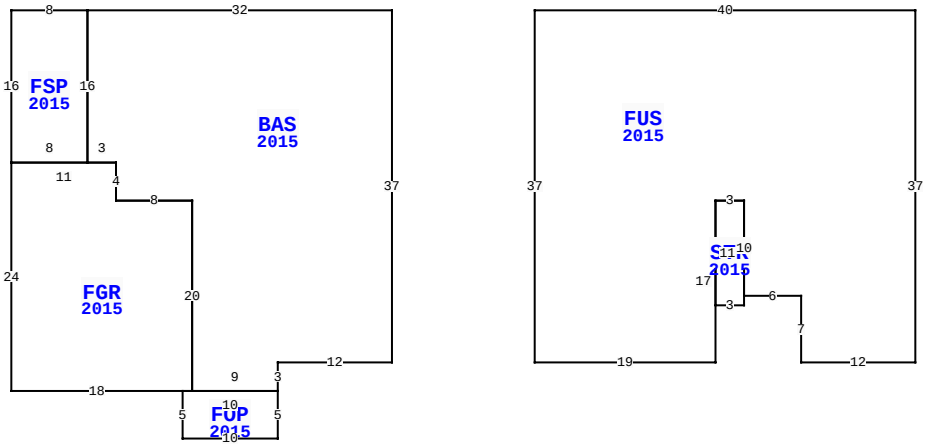
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,012	100	2015	1,012	115,406
FGR	424	55	2015	233	26,571
FOP	50	30	2015	15	1,711
FSP	128	40	2015	51	5,816
FUS	1,387	100	2015	1,387	158,172
STR	33	10	2015	3	342
TOTALS	3,034			2,701	308,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,701	118.7904	118.79	320,852	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2016 Heated Area: 2399 HX Base Yr 2016



86048 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		308,018
TOTAL MARKET OB/XF VALUE		4,746
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		362,764
SOH/AGL Deduction		134,848
ASSESSED VALUE		227,916
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,194
TOTAL JUST VALUE		362,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530010	CO ISSUED	0	08/21/2015
B1530010	NEW CONSTR	288,929	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1999/1745	8/25/2015	WD	Q	I	01	226,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WENZELL ERIC E & JA						
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=2015] W32 FSP=[YR=2015] W8 S16 FGR=[YR=2015] S24 E18 FOP=[YR=2015] S5 E10 N5 W10$ E1 N20 W8 N4 W11$ E8 N16$ S16 E3 S4 E8 S20 E9 N3 E12 N37$ PTR=E15 FUS=[YR=2015] E40 S37 W12 N7 W6 STR=[YR=2015] S1 W3 N11 E3 S10$ N10 W3 S17 W19 N37 $ W15$.

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	100	0	0	927.00	SF	5.20	5.20	100	2015	2015	3	95	4,579	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2015	2015	3	95	167	

LAND DESCRIPTION

TOTAL OB/XF 4,746

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	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 07/20/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS