

LOT 176  
IN OR 1945/1841  
THE HIDEAWAY #2 PB 7/233

AYERS JOAN C  
86053 TROPICANNA CT  
YULEE, FL 32097

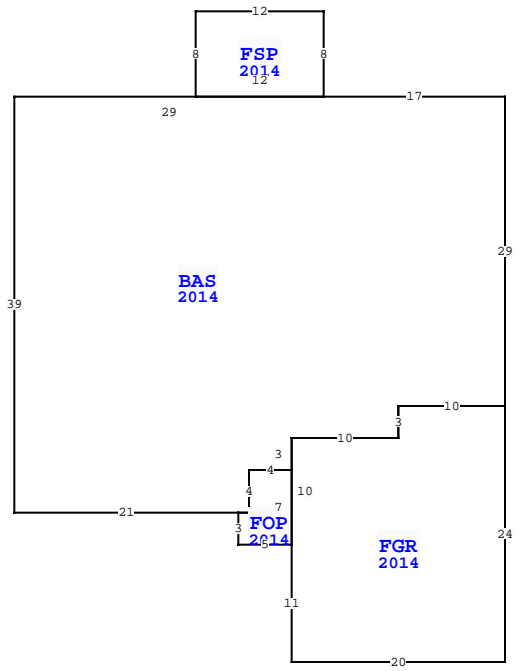
2025

42-2N-27-4370-0176-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	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	4071.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,608	100	2014
FGR	450	55	2014
FOP	31	30	2014
FSP	96	40	2014
TOTALS	2,185		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2015		253,289	2014	2014	0	0	4.50	95.50
Heated Area: 1608						HX Base Yr 2015					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			241,891
TOTAL MARKET OB/XF VALUE			3,852
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			295,743
SOH/AGL Deduction			111,611
ASSESSED VALUE			184,132
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			133,410
TOTAL JUST VALUE			295,743
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428873	CO ISSUED	0	09/24/2014
B1428873	NEW CONSTR	201,304	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1945/1841	10/24/2014	WD Q	Q	I	02	185,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: AYERS JOAN C						
1666/0616	1/28/2010	WD U	V	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

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	0811	CONCRETE B	0	100	0	0		788.00	SF	5.20				3,852	

TOTAL OB/XF												3,852			
86053 TROPICANNA CT, YULEE															

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2014] W17 FSP=[YR=2014] N8 W12 S8 E12 \$ W29 S39 E21											
FOP=[YR=2014] S3 E5 FGR=[YR=2014] S11 E20 N24 W10 S3 W10											
S10 \$ N7 W4 S4 W1 \$ E1 N4 E4 N3 E10 N3 E10 N29 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	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							