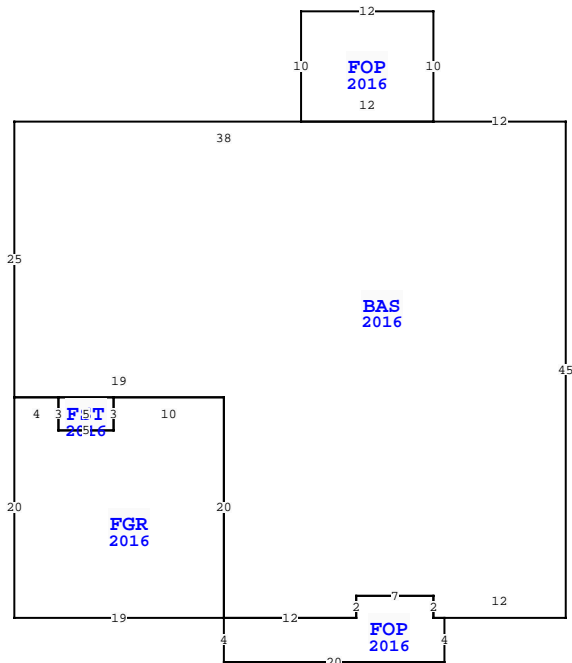




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	80	
Interior Floor	11	CLAY TILE	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		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 MARKET VALUE
BAS	1,856	100	2016	225,259
FGR	365	55	2016	24,395
FOP	94	30	2016	3,399
FOP	120	30	2016	4,370
FST	15	55	2016	971
TOTALS	2,450			258,392

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,129	125.7732	125.77	267,764	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2024										Heated Area: 1856	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			258,392
TOTAL MARKET OB/XF VALUE			5,095
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			313,487
SOH/AGL Deduction			2,842
ASSESSED VALUE			310,645
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			259,923
TOTAL JUST VALUE			313,487
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632096	NEW CONSTR	231,787	04/18/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/0098	1/04/2023	WD Q	Q	I	01	314,000
GRANTOR: OELSCHLAGER TYLER J						
GRANTEE: HUDSON JENNIFER L &						
2324/0500	12/06/2019	WD Q	Q	I	01	238,000
GRANTOR: NORRIS HELENA B & DAN						
GRANTEE: OELSCHLAGER TYLER J						

EXTRA FEATURES		86041 TROPICANNA CT, YULEE														
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	0	100	20	3		6.50	6.50	100	2016	2016	3	95	371	
2	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2016	2016	3	95	4,724	

TOTAL OB/XF										5,095						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2016] W12 FOP=[YR=2016] N10 W12 S10 E12\$ W38 S25									
FGR=[YR=2016] S20 E19 FOP=[YR=2016] S4 E20 N4 W1 N2 W7 S2									
W12\$ N20 W10 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E19 S20									
E12 N2 E7 S2 E12 N45\$.									

LAND DESCRIPTION		TOTAL OB/XF										5,095												
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							