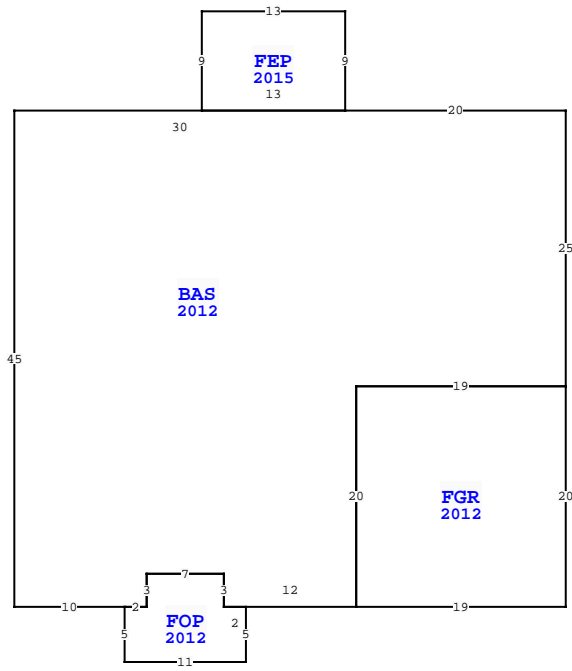




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE | 100 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 08 | SHT VINYL | 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 |
| BAS | 1,849 | 100 | 2012 |
| FEP | 117 | 80 | 2015 |
| FGR | 380 | 55 | 2012 |
| FOP | 76 | 30 | 2012 |
| TOTALS | 2,422 | | |

| 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% | - 2025 | | Heated Area: 1849 | | | | | HX Base Yr 2025 | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 245,536 |
| TOTAL MARKET OB/XF VALUE | | | 3,076 |
| TOTAL LAND VALUE - MARKET | | | 50,000 |
| TOTAL MARKET VALUE | | | 298,612 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 298,612 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 247,890 |
| TOTAL JUST VALUE | | | 298,612 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 287,609 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| B1530642 | REMODEL | 6,792 | 06/01/2015 |
| B1226621 | REMODEL | 1,000 | 11/01/2012 |
| C25237 | CO ISSUED | 0 | 01/31/2012 |
| E24000 | NEW CONSTR | 0 | 11/01/2011 |
| M16632 | H/AC | 0 | 10/01/2011 |
| P15051 | NEW CONSTR | 0 | 10/01/2011 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2732/1338 | 7/19/2024 | QC | U | I | 11 | 100 |
| GRANTOR: WOOD CHARLES | | | | | | |
| GRANTEE: ALLESPACH HEIDI HAL | | | | | | |
| 2717/1967 | 6/05/2024 | WD | Q | I | 01 | 355,000 |
| GRANTOR: TONES FAYE & MICHAEL | | | | | | |
| GRANTEE: WOOD CHARLES | | | | | | |

| EXTRA FEATURES | | 86031 TROPICANA CT, YULEE | |
|----------------|------------|---------------------------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP |
| 1 | 0811 | CONCRETE B | 0 100 |
| 2 | 0810 | CONCRETE A | 0 100 |

| 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 | 568.00 | SF | 5.20 | 5.20 | 100 | 2012 | 2012 | 3 | 92 | 2,717 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 20 | 60.00 | SF | 6.50 | 6.50 | 100 | 2012 | 2012 | 3 | 92 | 359 | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2012] W20 FEP=[YR=2015] N9 W13 S9 E13\$ W30 S45 E10 | |
| FOP=[YR=2012] S5 E11 N5 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E12 | |
| FGR=[YR=2012] E19 N20 W19 S20\$ N20 E19 N25\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | | 3,076 | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | | | |