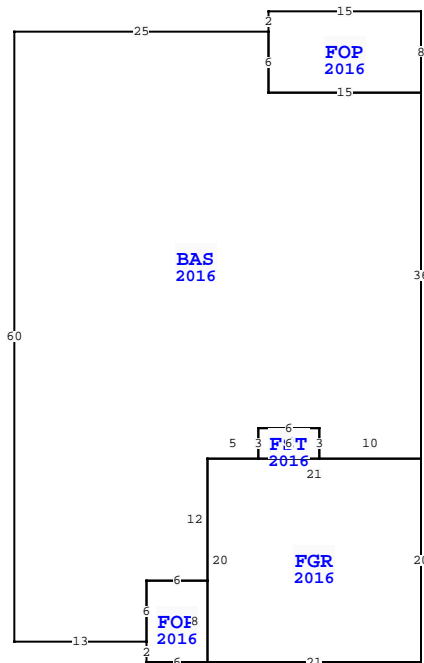


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 70				
Exterior Wall	16 WD FR STUC 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	11 CLAY TILE 60				
Interior Floor	14 CARPET 40				
Air Condition	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	1,878	100	2016	1,878	231,863
FGR	420	55	2016	231	28,520
FOP	48	30	2016	14	1,729
FOP	120	30	2016	36	4,445
FST	18	55	2016	10	1,234
TOTALS	2,484			2,169	267,791

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,169	128.1399	128.14	277,936	2016	2016	0	0	3.65	96.35
1 SINGLE FAM - 100% - 2017 Heated Area: 1878 HX Base Yr 2017											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			267,791
TOTAL MARKET OB/XF VALUE			5,829
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			323,620
SOH/AGL Deduction			120,951
ASSESSED VALUE			202,669
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			151,947
TOTAL JUST VALUE			323,620
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631968	NEW CONSTR	235,326	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/1950	8/12/2020	QC	U	I	11	100
GRANTOR: MCMANUS IAN S & KRIST						
GRANTEE: MCMANUS IAN						
2084/0493	11/17/2016	WD	Q	I	01	210,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MCMANUS IAN S & KRI						

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	0810	CONCRETE A	0	100	0	27.00	SF	6.50	6.50	100	2016	2016	3	95	167	
2	0811	CONCRETE B	0	100	0	504.00	SF	5.20	5.20	100	2016	2016	3	95	2,490	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
4	0471	VINYL FNC	0	100	0	102.00	LF	32.00	32.00	100	2016	2016	3	89	2,905	

TOTAL OB/XF											
86011 TROPICANNA CT, YULEE											
BLD DATE	05/17/2022	NW	LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								
TOTAL OB/XF 5,829											

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2016] W15 S2 BAS=[YR=2016] W25 S60 E13											
FOP=[YR=2016] S2 E6 FGR=[YR=2016] E21 N20 W21 S20\$ N8 W6											
S6\$ N6 E6 N12 E5 FST=[YR=2016] E6 N3 W6 S3\$ N3 E6 S3 E10 N36											
W15 N6\$ S6 E15 N8\$.											

LAND DESCRIPTION																								
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							