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

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

2026

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

NASSAU COUNTY PROPERTY

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	04	Quality Level 04

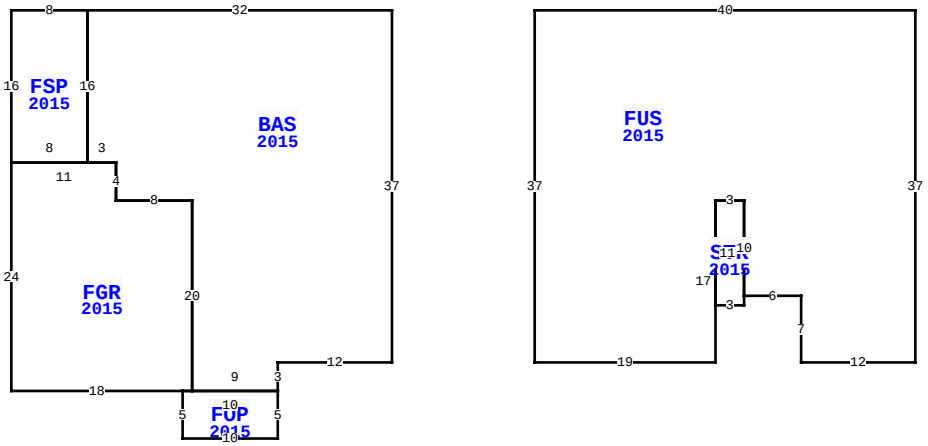
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	2015	1,012	110,061
FGR	424	55	2015	233	25,340
FOP	50	30	2015	15	1,631
FSP	128	40	2015	51	5,547
FUS	1,387	100	2015	1,387	150,844
STR	33	10	2015	3	327
TOTALS	3,034			2,701	293,748

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	108.4608	113.88	307,590	2015	2015	0	0	0	4.50	95.50

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	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,748
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		348,748
SOH/AGL Deduction		114,678
ASSESSED VALUE		234,070
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,659
TOTAL JUST VALUE		348,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,764

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

LAND DESCRIPTION — TOTAL OB/XF 0

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS