LOT 178
THE HIDEAWAY #2 PB 7/233

POMM SUMMER LEIGH STANLEY/ALLESPACH HEIDI HALLIDAY
86031 TROPICANA CT
YULEE, FL 32097

2026

42-2N-27-4370-0178-0000

BUILDING CHARACTERISTICS

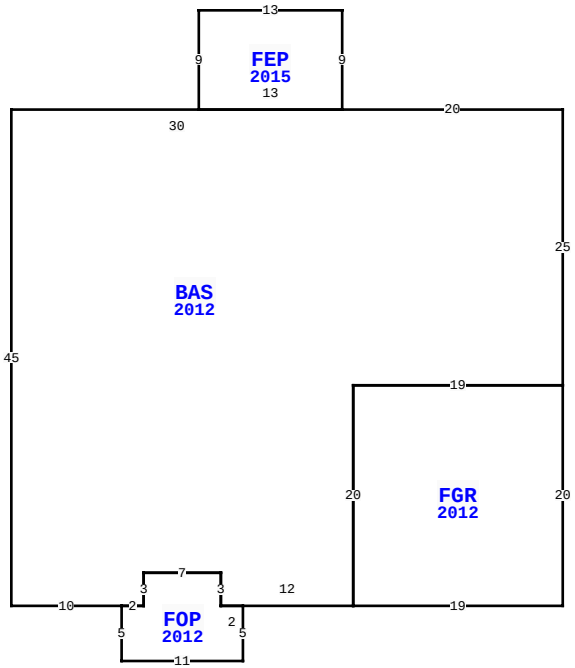
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,849	100	2012	1,849	199,060
FEP	117	80	2015	94	10,120
FGR	380	55	2012	209	22,501
FOP	76	30	2012	23	2,476
TOTALS	2,422			2,175	234,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,175	109.0740	114.53	249,103	2012	2012	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2025 Heated Area: 1849 HX Base Yr 2025



86031 TROPICANA 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		234,157
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		289,157
SOH/AGL Deduction		0
ASSESSED VALUE		289,157
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		237,746
TOTAL JUST VALUE		289,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,612

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						

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$.

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