LOT 179
THE HIDEAWAY #2 PB 7/233

PFLUGER JOHN MICHAEL & BAILEY LEIGH
86021 TROPICANA CT
YULEE, FL 32097

2026

42-2N-27-4370-0179-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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	04	Quality Level 04

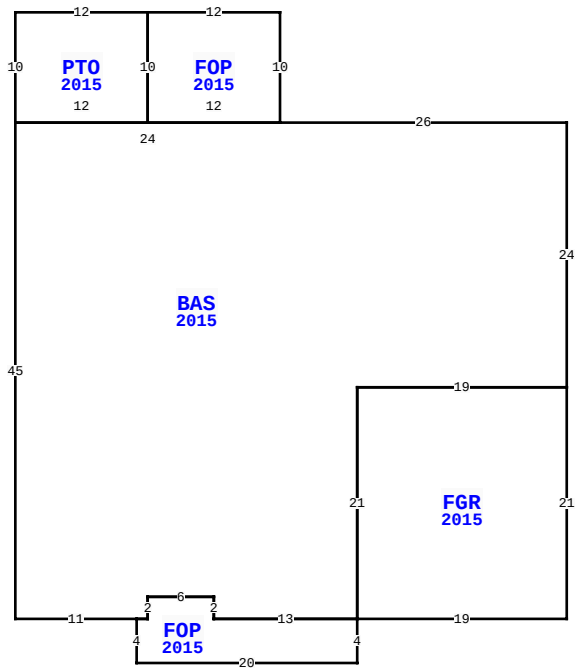
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4071.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	2015	1,839	214,806
FGR	399	55	2015	219	25,581
FOP	92	30	2015	28	3,271
FOP	120	30	2015	36	4,205
PTO	120	5	2015	6	701
TOTALS	2,570			2,128	248,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	116.4828	122.31	260,276	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 0% - 0 Heated Area: 1839 HX Base Yr



86021 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	248,564
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	303,564
SOH/AGL Deduction	0
ASSESSED VALUE	303,564
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,564
TOTAL JUST VALUE	303,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529980	CO ISSUED	0	07/21/2015
B1529980	NEW CONSTR	228,548	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2841/1936	1/20/2026	WD	Q	I	01	350,000
GRANTOR: LEVY MICHAEL & CRYSTA						
GRANTEE: PFLUGER JOHN MICHAE						
1994/1375	7/27/2015	WD	Q	I	01	190,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LEVY MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W26 FOP=[YR=2015] N10 W12 PTO=[YR=2015] W12 S10 E12 N10 $ S10 E12 $ W24 S45 E11 FOP=[YR=2015] S4 E20 N4 FGR=[YR=2015] E19 N21 W19 S21$ W13 N2 W6 S2 W1 $ E1 N2 E6 S2 E13 N21 E19 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	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