LOT 180
THE HIDEAWAY #2 PB 7/233

MCMANUS IAN
86011 TROPICANNA CT
YULEE, FL 32097

2026

42-2N-27-4370-0180-0000

BUILDING CHARACTERISTICS

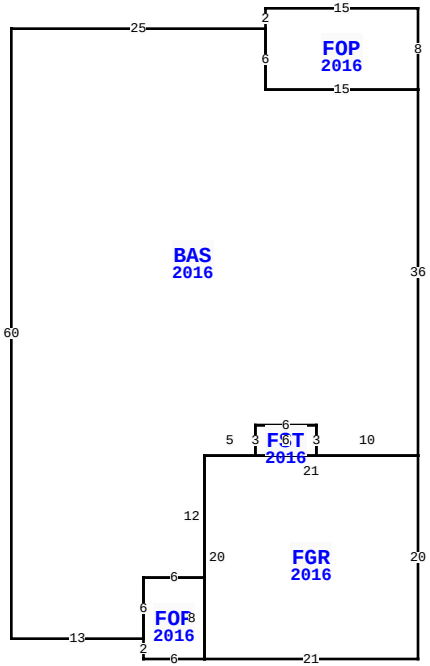
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,878	100	2016	1,878	221,137
FGR	420	55	2016	231	27,200
FOP	48	30	2016	14	1,649
FOP	120	30	2016	36	4,239
FST	18	55	2016	10	1,178
TOTALS	2,484			2,169	255,404

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	116.9973	122.85	266,462	2016	2016	0	0	0	4.15	95.85

1 SINGLE FAM 100% - 2017 Heated Area: 1878 HX Base Yr 2017



86011 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,404
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		310,404
SOH/AGL Deduction		102,263
ASSESSED VALUE		208,141
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,730
TOTAL JUST VALUE		310,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,620

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						

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$.

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