

WALLACE JAMES D JR & SUSANNA A
86607 ILLUSIVE LAKE CT
YULEE, FL 32097

42-2N-27-4373-0027-0000

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

11

CLAY TILE 70

Interior Floo

14

CARPET 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories

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

1,727

100

2019

1,727

214,856

FGR

445

55

2019

245

30,480

FOP

32

30

2019

10

1,244

FOP

120

30

2019

36

4,479

TOTALS

2,324

2,018

251,060

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,018

121.5249

127.60

257,497

2019

2019

0

0

2.50

97.50

1 SINGLE FAM

100% - 2024

Heated Area: 1727

HX Base Yr 2024

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

251,060

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

306,060

SOH/AGL Deduction

0

ASSESSED VALUE

306,060

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

254,649

TOTAL JUST VALUE

306,060

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

316,496

PERMIT NUM

DESCRIPTION

AMT

ISSUED

19114478

CO ISSUED

0

10/31/2019

19005958

NEW CONSTR

309,497

07/12/2019

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2627/1992

3/28/2023

WD Q

I

01

335,000

GRANTOR: GONZALEZ PEDRO LUIS

GRANTEE: WALLACE JAMES DANIE

2327/0566

12/20/2019

WD Q

I

01

239,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: GONZALEZ PEDRO LUIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W3 FOP=[YR=2019] N10 W12 S10 E12\$ W35 S55 E11
FOP=[YR=2019] S2 E7 FGR=[YR=2019] S3 E20 N21 W10 N4 W5 S3 W5
S19\$ N5 W6 S3 W1\$ E1 N3 E6 N14 E5 N3 E5 S4 E10 N39\$.

EXTRA FEATURES

86607 ILLUSIVE LAKE CT, YULEE

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

DPHT 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

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