LOT 5
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

YEOMAN-VARGAS CORTNIE SARA & AMARIS ASHLEY
75899 SAFFRON LANE
YULEE, FL 32097

2023

10-2N-26-2010-0005-0000

BUILDING CHARACTERISTICS

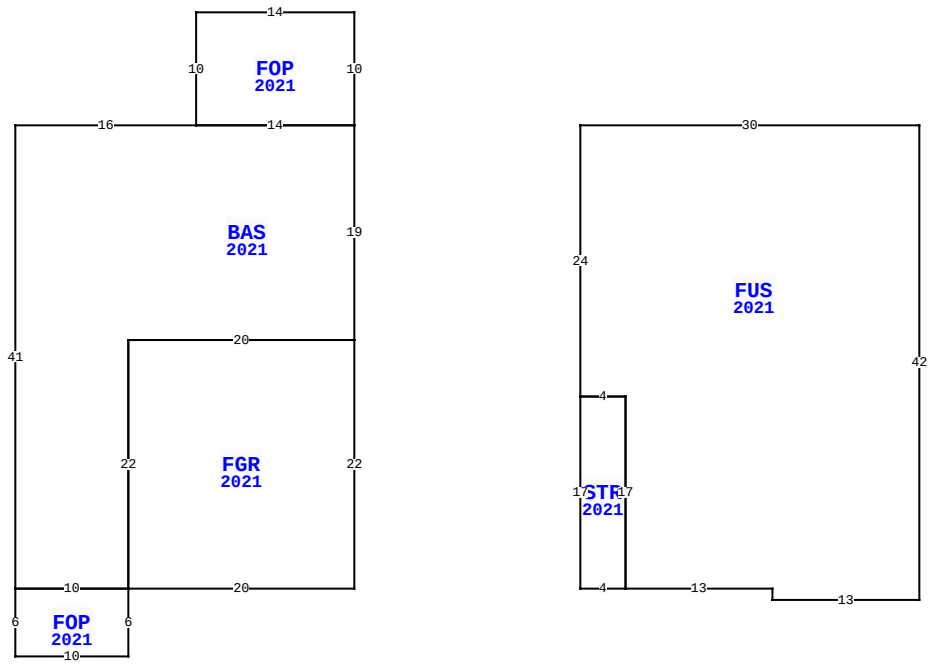
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	790	100	790	77,554
FGR	440	55	242	23,757
FOP	60	30	18	1,767
FOP	140	30	42	4,123
FUS	1,175	100	1,175	115,350
STR	68	10	7	687
TOTALS	2,673		2,274	223,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	108.7800	98.17	223,239	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1965 HX Base Yr 2022



75899 SAFFRON LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,239
TOTAL MARKET OB/XF VALUE		3,006
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		291,245
SOH/AGL Deduction		31,717
ASSESSED VALUE		259,528
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		209,528
TOTAL JUST VALUE		291,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010810	CO ISSUED	0	04/05/2021
20010810	NEW CONSTR	265,682	11/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/1218	4/28/2021	WD	Q	I	01	336,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: YEOMAN-VARGAS CORTN						
2394/0890	9/21/2020	SW	Q	V	05	855,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] N10 W14 S10 BAS=[YR=2021] W16 S41
FOP=[YR=2021] S6 E10 N6 W10$ E10 FGR=[YR=2021] E20 N22 W20
S22$ N22 E20 N19 W14$ E14$ PTR=E20 FUS=[YR=2021] E30 S42 W13
N1 W13 STR=[YR=2021] W4 N17 E4 S17$ N17 W4 N24$ W20$.

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
1	0811	CONCRETE B	0	100	0	0	578.00	SF	5.20	5.20	100	2021	2021	3	100	3,006	

LAND DESCRIPTION

TOTAL OB/XF 3,006

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	000135	C	SFR CNSVTN	100		PUD	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/05/2021 BY KBJH Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS