LOT 6
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

KING WILLIAM JOHN JR
75907 SAFFRON LN
YULEE, FL 32097

2023

10-2N-26-2010-0006-0000

BUILDING CHARACTERISTICS

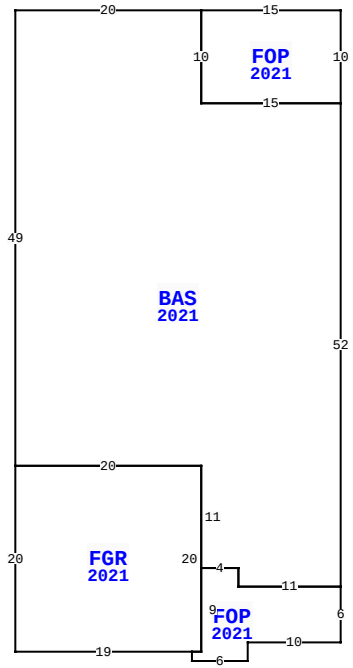
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,752	100	1,752	170,452
FGR	400	55	220	21,404
FOP	109	30	33	3,211
FOP	150	30	45	4,378
TOTALS	2,411		2,050	199,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	107.8000	97.29	199,444	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1752 HX Base Yr 2022



75907 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		199,444
TOTAL MARKET OB/XF VALUE		3,172
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		267,616
SOH/AGL Deduction		28,380
ASSESSED VALUE		239,236
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		184,236
TOTAL JUST VALUE		267,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011558	CO ISSUED	0	10/06/2021
20011558	NEW CONSTR	240,029	11/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2505/1322	10/14/2021	WD	Q	I	01	354,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KING WILLIAM JOHN J						
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] W15 BAS=[YR=2021] W20 S49 FGR=[YR=2021] S20 E19 FOP=[YR=2021] S1 E6 N2 E10 N6 W11 N2 W4 S9 W1$ E1 N20 W20$ E20 S11 E4 S2 E11 N52 W15 N10 $ S10 E15 N10$.

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	610.00	SF	5.20	5.20	100	2021	2021	3	100	3,172	

LAND DESCRIPTION

TOTAL OB/XF 3,172

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 08/09/2021 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS