

LOT 8
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

RM1 SFR PROPCO B LP
75923 SAFFRON LANE
YULEE, FL 32097

2023

10-2N-26-2010-0008-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	HARDIE BRD 90	0100	01	2,607	112.7040	101.72	265,184	2021	2021	0	0	0.05	99.95	STANDARD														
Exterior Wall	21	STONE 10	1 SINGLE FAM - 0% - 0													Heated Area: 2298 HX Base Yr													
Roof Structur	08	IRREGULAR 100														Tax Group: 4 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 265,051													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 2,995													
Interior Floor	11	CLAY TILE 50														TOTAL LAND VALUE - MARKET 65,000													
Interior Floor	14	CARPET 50														TOTAL MARKET VALUE 333,046													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 17,684													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 315,362													
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0													
Bathrooms	2.5	100														BASE TAXABLE VALUE 315,362													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 333,046													
Stories	2.	2. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 286,693																										
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	1,136	100	1,136	115,496																									
FGR	441	55	243	24,706																									
FOP	45	30	14	1,423																									
FOP	160	30	48	4,881																									
FUS	1,162	100	1,162	118,140																									
STR	44	10	4	407																									
TOTALS		2,988	2,607	265,051																									
EXTRA FEATURES		75923 SAFFRON LN, YULEE													BLD DATE XF DATE INC DATE														
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														
1	0811	CONCRETE B	0 0	0 0	576.00	SF	5.20	5.20	100	2021	2021	3	100	2,995															
LAND DESCRIPTION		TOTAL OB/XF 2,995																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		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																													