LOT 9
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

ALVAREZ-ORTIZ EVELYN A
75931 SAFFRON LANE
YULEE, FL 32097

2023

10-2N-26-2010-0009-0000

BUILDING CHARACTERISTICS

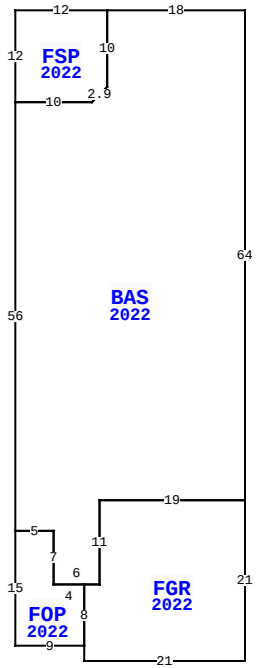
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,864	100	1,864	180,361
FGR	419	55	230	22,255
FOP	107	30	32	3,096
FSP	142	40	57	5,515
TOTALS	2,532		2,183	211,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,183	107.2120	96.76	211,227	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1864 HX Base Yr



75931 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		211,227
TOTAL MARKET OB/XF VALUE		3,260
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		279,487
SOH/AGL Deduction		0
ASSESSED VALUE		279,487
TOTAL EXEMPTION VALUE	13	279,487
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		279,487
NCON VALUE		214,487
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005019	CO ISSUED	0	03/31/2022
21009858	NEW CONSTR	271,450	07/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0094	3/31/2022	WD	Q	I	01	338,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ALVAREZ-ORTIZ EVELY						
2418/1111	12/15/2020	SW	Q	V	05	719,600
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 FSP=[YR=2022] W12 S12 E10 U2 R2 N10$ S10 D2 L2 W10 S56 FOP=[YR=2022] S15 E9 FGR=[YR=2022] S2 E21 N21 W19 S11 W2 S8$ N8 W4 N7 W5$ E5 S7 E6 N11 E19 N64$.

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	627.00	SF	5.20	5.20	100	2022	2022	3	100	3,260	

LAND DESCRIPTION

TOTAL OB/XF 3,260

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 07/07/2022 BY TWWW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS