LOT 14
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

DAUGHERTY RHONDA L
75975 SAFFRON LN
YULEE, FL 32097

2023

10-2N-26-2010-0014-0000

BUILDING CHARACTERISTICS

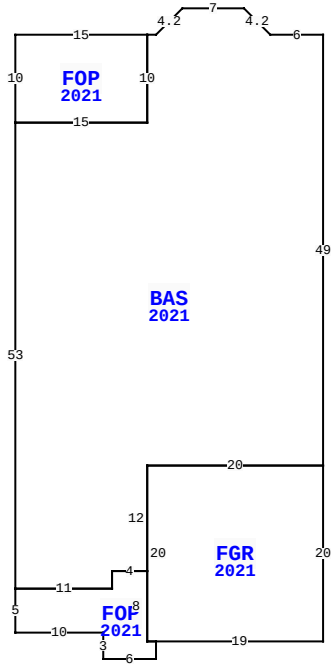
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,797	100	1,797	186,184
FGR	400	55	220	22,794
FOP	100	30	30	3,108
FOP	150	30	45	4,663
TOTALS	2,447		2,092	216,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,092	114.8560	103.66	216,857	2021	2021	0	0	0	0.05	99.95

1 SINGLE FAM - 100% - 2022 Heated Area: 1797 HX Base Yr 2022



75975 SAFFRON LN, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,749
TOTAL MARKET OB/XF VALUE		3,245
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		284,994
SOH/AGL Deduction		30,916
ASSESSED VALUE		254,078
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,078
TOTAL JUST VALUE		284,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009303	CO ISSUED	0	02/05/2021
20009303	NEW CONSTR	244,339	10/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2434/1930	2/16/2021	WD	Q	I	01	313,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAUGHERTY RHONDA L						
2394/0890	9/21/2020	SW	Q	V	05	855,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W6 U3 L3 W7 L3 D3 W1 FOP=[YR=2021] W15 S10 E15 N10$ S10 W15 S53 FOP=[YR=2021] S5 E10 S3 E6 N2 FGR=[YR=2021] E19 N20 W20 S20 E1$ W1 N8 W4 S2 W11$ E11 N2 E4 N12 E20 N49$.

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	624.00	SF	5.20	5.20	100	2021	2021	3	100	3,245	

LAND DESCRIPTION

TOTAL OB/XF 3,245

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	50.00	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