LOT 15
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

TARINELLI AMANDA & DOMINIC
75987 SAFFRON LANE
YULEE, FL 32097

2023

10-2N-26-2010-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

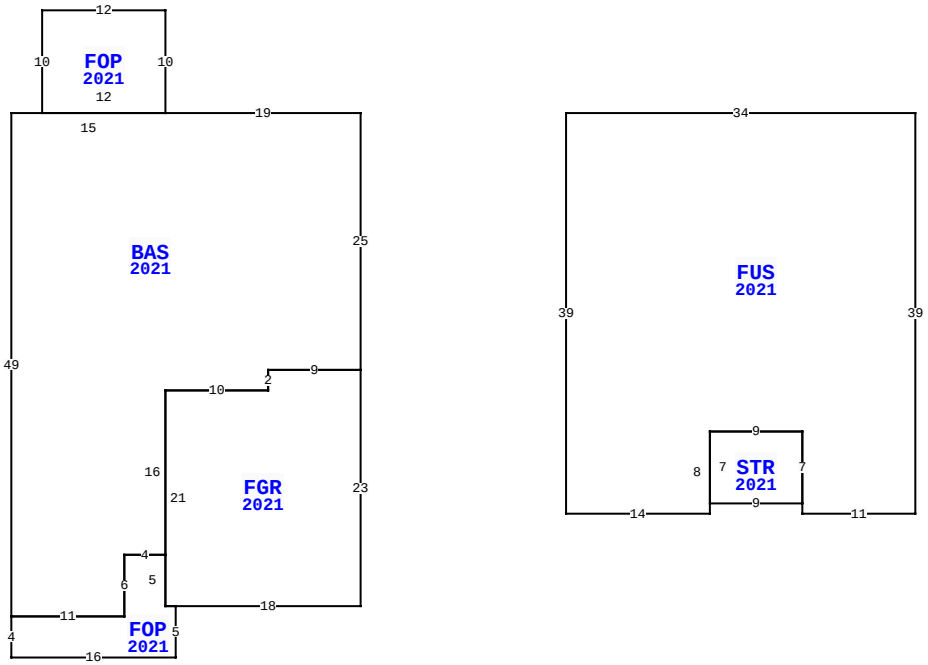
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100	1,206	123,820
FGR	417	55	229	23,511
FOP	89	30	27	2,772
FOP	120	30	36	3,696
FUS	1,254	100	1,254	128,748
STR	63	10	6	616
TOTALS	3,149		2,758	283,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,758	113.7600	102.67	283,164	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2460 HX Base Yr 2023



75987 SAFFRON LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,164
TOTAL MARKET OB/XF VALUE		3,203
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		351,367
SOH/AGL Deduction		65,116
ASSESSED VALUE		286,251
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,251
TOTAL JUST VALUE		351,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000321	CO ISSUED	0	05/18/2021
21000321	NEW CONSTR	326,513	01/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/0815	3/04/2022	WD	Q	I	02	390,000
GRANTOR: CAMERON ALPHIA D &						
GRANTEE: TARINELLI AMANDA &						
2466/1444	5/27/2021	WD	Q	I	01	290,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CAMERON ALPHIA D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W19 FOP=[YR=2021] N10 W12 S10 E12$ W15 S49 FOP=[YR=2021] S4 E16 N5 FGR=[YR=2021] E18 N23 W9 S2 W10 S21 E1$ W1 N5 W4 S6 W11$ E11 N6 E4 N16 E10 N2 E9 N25$ PTR=E20 FUS=[YR=2021] E34 S39 W11 N1 STR=[YR=2021] W9 N7 E9 S7$ N7 W9 S8 W14 N39$ 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	616.00	SF	5.20	5.20	100	2021	2021	3	100	3,203	

LAND DESCRIPTION

TOTAL OB/XF 3,203

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 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