LOT 22
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

HOLLIS GARY D JR
75944 SAFFRON LANE
YULEE, FL 32097

2023

10-2N-26-2010-0022-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

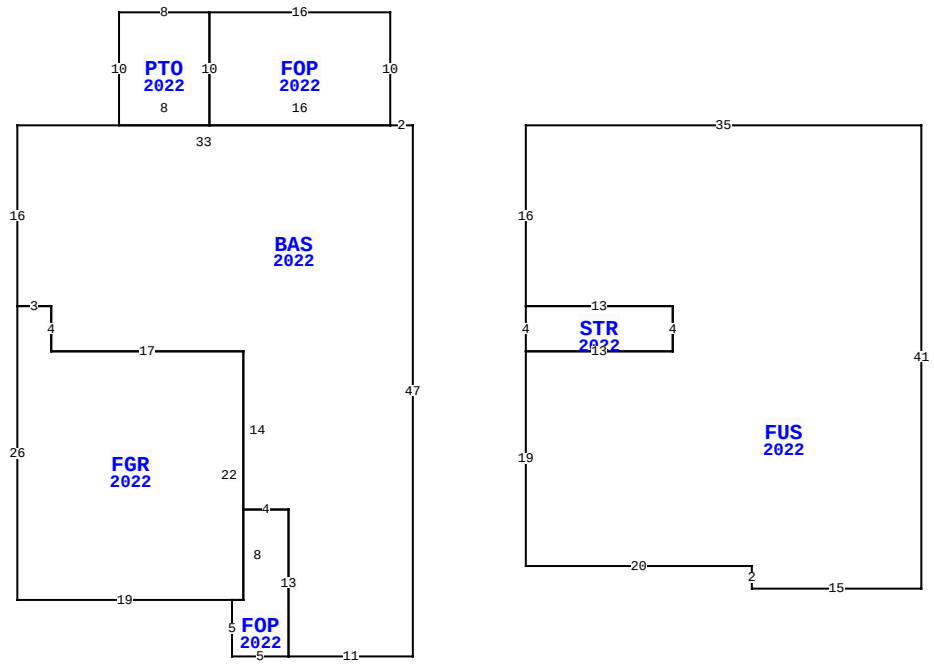
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100	1,041	107,691
FGR	452	55	249	25,759
FOP	57	30	17	1,759
FOP	160	30	48	4,966
FUS	1,343	100	1,343	138,933
PTO	80	5	4	414
STR	52	10	5	517
TOTALS	3,185		2,707	280,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,707	114.6240	103.45	280,039	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2384 HX Base Yr 2023



75944 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		280,039
TOTAL MARKET OB/XF VALUE		3,635
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		348,674
SOH/AGL Deduction		36,435
ASSESSED VALUE		312,239
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		262,239
TOTAL JUST VALUE		348,674
NCON VALUE		283,311
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006756	CO ISSUED	0	05/02/2022
21009613	NEW CONSTR	339,918	07/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/1170	5/02/2022	SW	Q	I	01	339,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HOLLIS GARY D JR						
2394/0349	9/21/2020	SW	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W2 FOP=[YR=2022] N10 W16 PTO=[YR=2022] W8 S10 E8 N10$ S10 E16$ W33 S16 FGR=[YR=2022] S26 E19 FOP=[YR=2022] S5 E5 N13 W4 S8 W1$ E1 N22 W17 N4 W3$ E3 S4 E17 S14 E4 S13 E11 N47$ PTR= E10 FUS=[YR=2022] E35 S41 W15 N2 W20 N19 STR=[YR=2022] N4 E13 S4 W13$ E13 N4 W13 N16$ W10$.

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	699.00	SF	5.20	5.20	100	2022	2022	3	100	3,635	

LAND DESCRIPTION

TOTAL OB/XF 3,635

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	000134	C	SFR POND	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