

LOT 27
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

STEWART JAMES HENRY & LINDA ANNNE
75904 SAFFRON LANE
YULEE, FL 32097

2023

10-2N-26-2010-0027-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,816	100	1,816	185,504
FGR	441	55	243	24,822
FOP	24	30	7	715
FOP	224	30	67	6,844
TOTALS	2,505		2,133	217,886

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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		632.00	SF	5.20				3,286	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,133	113.1900	102.15	217,886	2022	2022	0	0	0	0.00	100.00	
1 SINGLE FAM - 0% - 2023					Heated Area: 1816				HX Base Yr				
The floor plan diagram shows a building layout with three labeled areas: FOP 2022 (top left), BAS 2022 (center), and FGR 2022 (bottom right). Dimensions are provided for various segments: 16, 19, 14, 14, 16, 59, 21, 15, 21, 21, 4, 10, 21, 21, 59, 14, 14, 16, 19, 21, 21, 10, 4, 15, 21,													

75904 SAFFRON LN, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			217,886
TOTAL MARKET OB/XF VALUE			3,286
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			286,172
SOH/AGL Deduction			0
ASSESSED VALUE			286,172
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			286,172
TOTAL JUST VALUE			286,172
NCON VALUE			221,172
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005414	CO ISSUED	0	04/07/2022
21008755	NEW CONSTR	266,503	07/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/1546	6/01/2022	SW	Q	I	01	428,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: STEWART JAMES HENRY						
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] W19 FOP=[YR=2022] W16 S14 E16 N14\$ S14 W16 S59 E10 N2 FOP=[YR=2022] E4 FGR=[YR=2022] E21 N21 W21 S21\$ N6 W4 S6\$ N6 E4 N15 E21 N50\$.		

TOTAL OB/XF													
3,286													
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
1	000134	C	SFR POND	0		PUD	45.00	120.00	1.00	LT		1.00	1.00