LOT 74
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

SNYDER LORRAINE E
75515 CLOVERWOOD CT
YULEE, FL 32097

2023

10-2N-26-2010-0074-0000

BUILDING CHARACTERISTICS

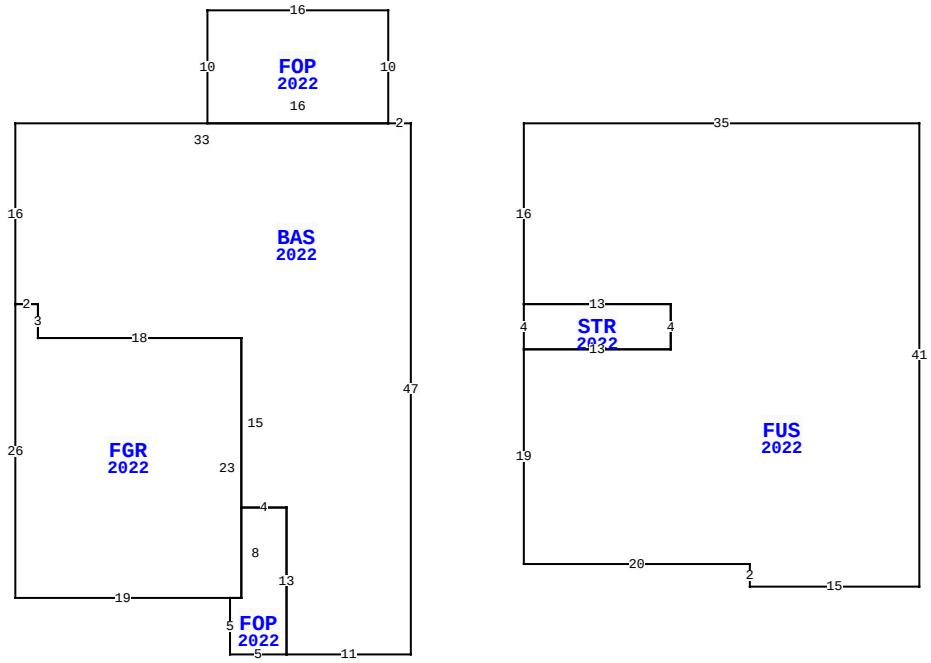
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,027	100	1,027	98,592
FGR	466	55	256	24,576
FOP	57	30	17	1,632
FOP	160	30	48	4,608
FUS	1,343	100	1,343	128,928
STR	52	10	5	480
TOTALS	3,105		2,696	258,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,696	106.3680	96.00	258,816	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2370 HX Base Yr 2023



75515 CLOVERWOOD CT, 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		258,816
TOTAL MARKET OB/XF VALUE		11,294
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		335,110
SOH/AGL Deduction		0
ASSESSED VALUE		335,110
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		285,110
TOTAL JUST VALUE		335,110
NCON VALUE		270,110
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005789	CO ISSUED	0	04/13/2022
21009673	NEW CONSTR	339,918	07/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/0999	4/19/2022	SW	Q	I	02	411,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SNYDER LORRAINE E						
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 S10 E16$ W33 S16 FGR=[YR=2022] S26 E19 FOP=[YR=2022] S5 E5 N13 W4 S8 W1$ E1 N23 W18 N3 W2$ E2 S3 E18 S15 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	672.00	SF	5.20	5.20	100	2022	2022	3	100	3,494	
2	0462	ST/AL FNC	0	100	180	0	720.00	SF	10.00	10.00	100	2022	2022	3	100	7,200	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 11,294

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 10/17/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS