LOT 80
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

MARQUEZ RAQUEL ELENA
75563 CLOVERWOOD CT
YULEE, FL 32097

2023

10-2N-26-2010-0080-0000

BUILDING CHARACTERISTICS

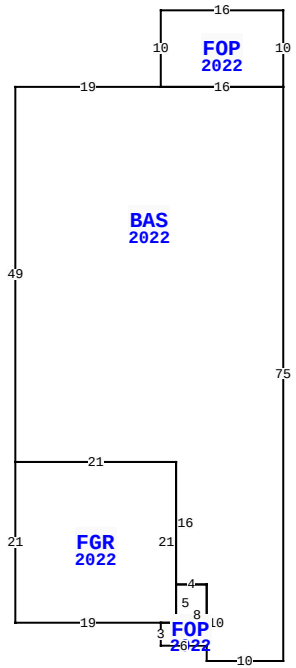
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,039	100	2,039	213,524
FGR	441	55	243	25,447
FOP	38	30	11	1,152
FOP	160	30	48	5,027
TOTALS	2,678		2,341	245,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,341	116.0320	104.72	245,150	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2039 HX Base Yr 2023



75563 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		245,150
TOTAL MARKET OB/XF VALUE		3,994
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		314,144
SOH/AGL Deduction		0
ASSESSED VALUE		314,144
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,144
TOTAL JUST VALUE		314,144
NCON VALUE		249,144
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010582	CO ISSUED	0	07/21/2022
21010582	NEW CONSTR	294,564	08/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1461	7/21/2022	SW	Q	I	01	437,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MARQUEZ RAQUEL ELEN						
2394/0349	9/21/2020	SW	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W16 S10 BAS=[YR=2022] W19 S49 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S3 E6 N8 W4 S5 W2$ E2 N21 W21$ E21 S16 E4 S10 E10 N75 W16$ E16 N10$.

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	768.00	SF	5.20	5.20	100	2022	2022	3	100	3,994	

LAND DESCRIPTION

TOTAL OB/XF 3,994

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	000100	C	SFR	100		PUD	57.00	123.00	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