

LOT 81
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

MATSON DENISE KATHYRN
75570 CLOVERWOOD COURT
YULEE, FL 32097

2023

10-2N-26-2010-0081-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																												
Exterior Wall	31	HARDIE BRD 90								0100	01	2,318	116.0320	104.72	242,741	2022	2022	0	0	0.00	100.00	VALUATION BY																											
Exterior Wall	21	STONE 10								1 SINGLE FAM - 100% - 2023										Heated Area: 2006										HX Base Yr 2023										STANDARD									
Roof Structure	03	GABLE/HIP 100																		Tax Group: 4										Tax Dist:																			
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										242,741																			
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										14,370																			
Interior Floor	11	CLAY TILE 50																		TOTAL LAND VALUE - MARKET										65,000																			
Interior Floor	14	CARPET 50																		TOTAL MARKET VALUE										322,111																			
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										0																			
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										322,111																			
Bedrooms	4	100																		TOTAL EXEMPTION VALUE										HX HB 50,000																			
Bathrooms	3	100																		BASE TAXABLE VALUE										272,111																			
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										322,111																			
Stories	1.	1. 100								NCON VALUE										257,111																													
Units	0	100								INCOME VALUE																																							
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										65,000																													
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	2,006	100	2,006	210,068																																													
FGR	441	55	243	25,447																																													
FOP	25	30	8	838																																													
FSP	152	40	61	6,388																																													
TOTALS																						2,624	2,318	242,741																									
EXTRA FEATURES																						75570 CLOVERWOOD CT, YULEE																											
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	0855	CONC PAVER	0	100	0	0		687.00	SF	10.00	10.00	100	2022	2022	3	100	6,870																																
2	0462	ST/AL FNC	0	100	138	0		690.00	SF	10.00	10.00	100	2022	2022	3	100	6,900																																
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										14,370																	
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	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	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																																																	