LOT 82
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

JEWETT RICHARD BOWEN/WONG JENNIFER LEIGH
75562 CLOVERWOOD CT
YULEE, FL 32097

2023

10-2N-26-2010-0082-0000

BUILDING CHARACTERISTICS

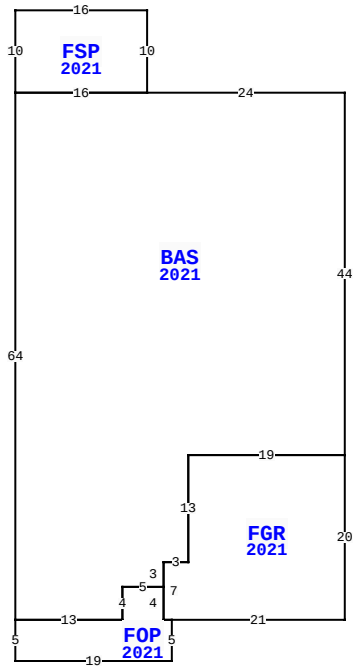
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,139	100	2,139	212,745
FGR	401	55	221	21,981
FOP	115	30	34	3,382
FSP	160	40	64	6,365
TOTALS	2,815		2,458	244,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,458	110.2080	99.46	244,473	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2139 HX Base Yr 2023



75562 CLOVERWOOD CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,473
TOTAL MARKET OB/XF VALUE		3,744
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		313,217
SOH/AGL Deduction		0
ASSESSED VALUE		313,217
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		263,217
TOTAL JUST VALUE		313,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006006	CO ISSUED	0	01/24/2022
21006006	NEW CONSTR	305,452	05/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2534/0294	1/22/2022	SW	Q	I	01	350,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: JEWETT RICHARD BOWE						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 FSP=[YR=2021] N10 W16 S10 E16$ W16 S64
FOP=[YR=2021] S5 E19 N5 FGR=[YR=2021] E21 N20 W19 S13 W3 S7
E1$ W1 N4 W5 S4 W13$ E13 N4 E5 N3 E3 N13 E19 N44$.

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	720.00	SF	5.20	5.20	100	2021	2021	3	100	3,744	

LAND DESCRIPTION

TOTAL OB/XF 3,744

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	50.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/05/2022 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS