

LOT 86
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

MORALES LISA E & JOSE ANTONIO
75530 CLOVERWOOD CT
YULEE, FL 32097

2023

10-2N-26-2010-0086-0000



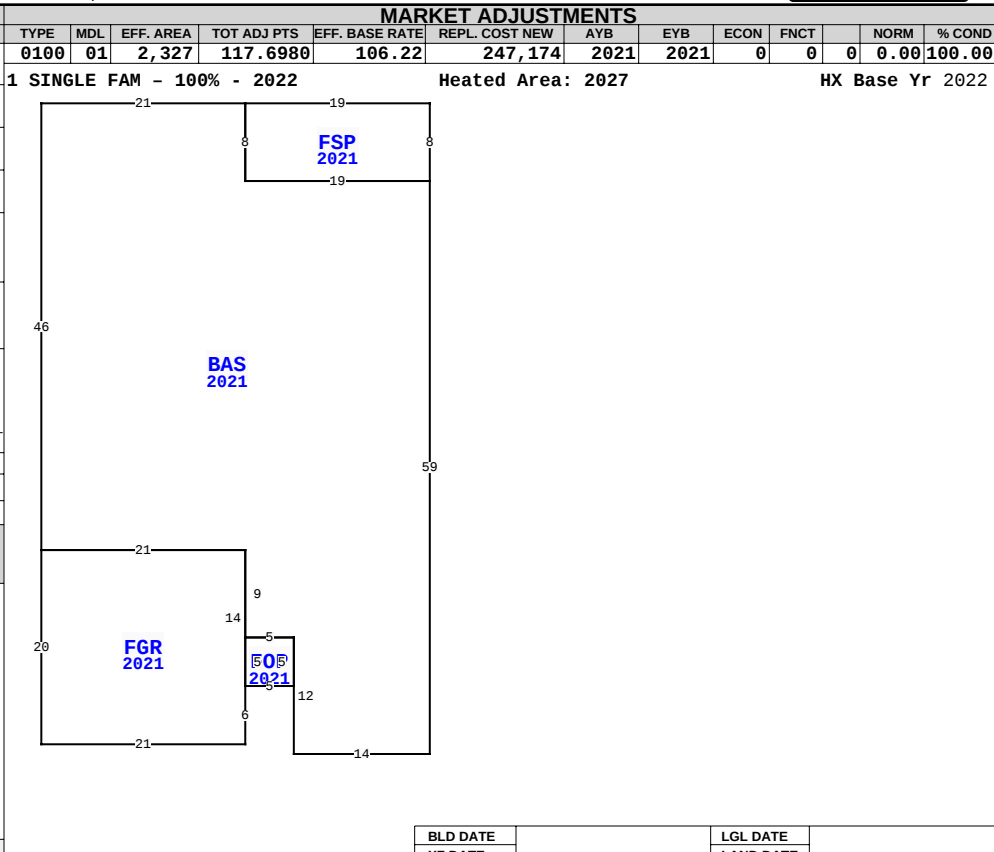
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,027	100	2,027	215,308
FGR	420	55	231	24,537
FOP	25	30	8	850
FSP	152	40	61	6,479
TOTALS	2,624		2,327	247,174

TOTALS		27,024	27,024	27,024	27,024
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0855	CONC PAVER	0 100	0	0
2	0855	CONC PAVER	0 100	3	3
3	0855	CONC PAVER	0 100	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	



75530 CLOVERWOOD CT, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								247,174	
TOTAL MARKET OB/XF VALUE								6,580	
TOTAL LAND VALUE - MARKET								65,000	
TOTAL MARKET VALUE								318,754	
SOH/AGL Deduction								36,499	
ASSESSED VALUE								282,255	
TOTAL EXEMPTION VALUE								50,000	
BASE TAXABLE VALUE								232,255	
TOTAL JUST VALUE								318,754	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								274,034	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002282	CO ISSUED	0	11/18/2021
21002282	NEW CONSTR	275,779	02/25/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2524/1683	11/24/2021	SW	Q	I	01	340,000	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: MORALES LISA ELAINE							
2394/1755	9/23/2020	SW	Q	V	05	2,397,400	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2021] W19 BAS=[YR=2021] W21 S46 FGR=[YR=2021] S20 E21 N6 FOP=[YR=2021] E5 N5 W5 S5\$ N14 W21\$ E21 S9 E5 S12 E14 N59 W19 N8\$ S8 E19 N8\$.									