LOT 107
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

STAGECOACH CAPITAL GROUP INC
1340 LEE RD
ST JOHNS, FL 32259

2023

10-2N-26-2010-0107-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

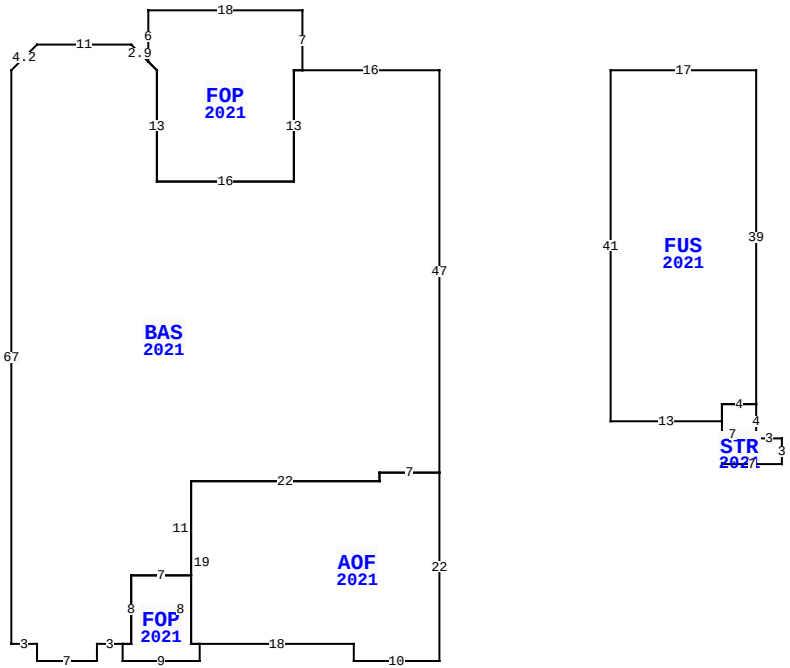
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	578	110	636	59,854
BAS	2,584	100	2,584	243,180
FOP	74	30	22	2,070
FOP	334	30	100	9,411
FUS	689	100	689	64,842
STR	37	10	4	376
TOTALS	4,296		4,035	379,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,035	104.2800	94.11	379,734	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 3851 HX Base Yr



75709 LILY POND 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	379,734
TOTAL MARKET OB/XF VALUE	3,280
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	448,014
SOH/AGL Deduction	27,395
ASSESSED VALUE	420,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	420,619
TOTAL JUST VALUE	448,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009677	CO ISSUED	0	02/10/2021
20009677	NEW CONSTR	433,168	10/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2501/1192	9/30/2021	WD	Q	I	01	508,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STAGECOACH CAPITAL						
2394/0890	9/21/2020	SW	Q	V	05	855,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] N7 W18 S6 D1 R1 S13 E16 N13 E1$ W1 S13 W16 N13 U1 L1 L2 U2 W11 D3 L3 S67 E3 S2 E7 N2 E3 FOP=[YR=2021] S2 E9 N2 AOF=[YR=2021] E18 S2 E10 N22 W7 S1 W22 S19 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N11 E22 N1 E7 N47 $ PTR=E20 FUS=[YR=2021] E17 S39 STR=[YR=2021] S4 E3 S3 W7 N7 E4$ W4 S2 W13 N41$ W20$.

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	0855	CONC PAVER	0	0	0	0	328.00	SF	10.00	10.00	100	2021	2021	3	100	3,280	

LAND DESCRIPTION

TOTAL OB/XF 3,280

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	0		PUD	50.00	155.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/05/2021 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS