

LOT 209
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

PEREZ STEVEN/VEGA-PEREZ CHRISTINE MARCIA
75245 WHITE RABBIT AVENUE
YULEE, FL 32097

2023

10-2N-26-2010-0209-0000



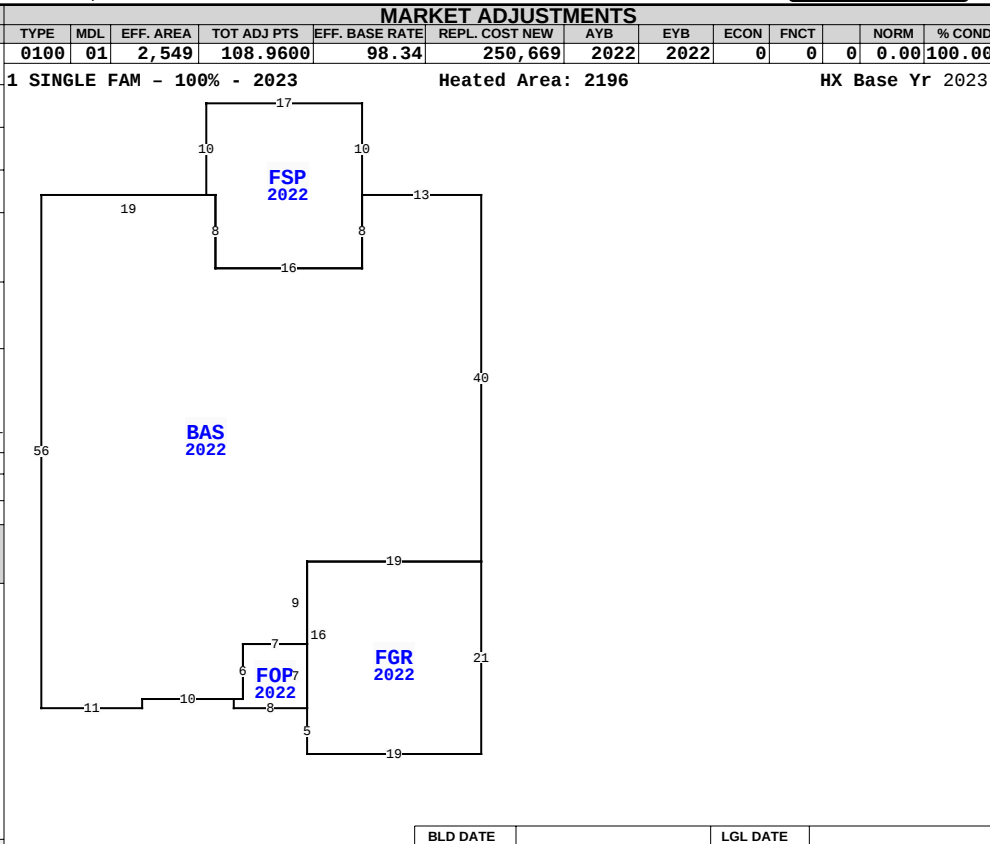
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,196	100	2,196	215,955
FGR	399	55	219	21,536
FOP	50	30	15	1,475
FSP	298	40	119	11,702
TOTALS	2,943		2,549	250,669

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	619.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	60.00	120.00	1.00



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

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	60.00	120.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	250,669								
TOTAL MARKET OB/XF VALUE	3,219								
TOTAL LAND VALUE - MARKET	65,000								
TOTAL MARKET VALUE	318,888								
SOH/AGL Deduction	0								
ASSESSED VALUE	318,888								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	268,888								
TOTAL JUST VALUE	318,888								
NCON VALUE	253,888								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	65,000								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009805	CO ISSUED	0	06/27/2022
21014730	NEW CONSTR	361,636	10/26/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2574/1692	6/28/2022	WD	Q	I	01	353,700	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: PEREZ STEVEN & CHRI							
2462/1994	5/19/2021	SW	Q	V	05	1,008,400	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W13 FSP=[YR=2022] N10 W17 S10 E1 S8 E16 N8\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2022] S1 E8 FGR=[YR=2022] S5 E19 N21 W19 S16 \$ N7 W7 S6 W1\$ E1 N6 E7 N9 E19 N40\$.									