

LOT 365
 TRIBUTARY PHASE 1A UNIT 4
 OR 2498/240

CHRISTENSEN DONETTA DIXON
 75404 HIDEAWAY COURT
 YULEE, FL 32097

2023

10-2N-26-2010-0365-0000



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	VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:									
															BUILDING MARKET VALUE			0											
															TOTAL MARKET OB/XF VALUE			0											
															TOTAL LAND VALUE - MARKET			65,000											
															TOTAL MARKET VALUE			65,000											
															SOH/AGL Deduction			0											
															ASSESSED VALUE			65,000											
															TOTAL EXEMPTION VALUE			0											
															BASE TAXABLE VALUE			65,000											
															TOTAL JUST VALUE			65,000											
															NCON VALUE			0											
															INCOME VALUE														
															PREVIOUS YEAR MKT VALUE			65,000											
DOR CODE		0000		VACANT																									
MAP NUM				MKT AREA																05									
NEIGHBORHOOD/LOC		5020.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES										75404 HIDEAWAY 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													
LAND DESCRIPTION										TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	55.00	158.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												
REVIEW DATE 12/15/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006286	CO ISSUED	0	02/23/2023
22006286	NEW CONSTR	331,441	04/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0415	2/23/2023	SW	Q	I	01	373,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CHRISTENSEN DONETTA						
2541/0731	2/18/2022	SW	Q	V	05	3,603,900
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS