

LOT 371
 TRIBUTARY PHASE 1A UNIT 4
 OR 2498/240

BUCKHOLT JANICE MARIE ET AL/BUSCH SANDRA LYNN
 75351 HIDEAWAY CT
 YULEE, FL 32097

2023

10-2N-26-2010-0371-0000



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		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
														Tax Group: 4		Tax Dist:		C2208848		CO		331,441		05/18/2023					
														BUILDING MARKET VALUE				B2208848		NEW CONSTR		331,441		06/09/2022					
														TOTAL MARKET OB/XF VALUE															
														TOTAL LAND VALUE - MARKET															
														TOTAL MARKET VALUE															
														SOH/AGL Deduction															
														ASSESSED VALUE															
														TOTAL EXEMPTION VALUE															
														BASE TAXABLE VALUE															
														TOTAL JUST VALUE															
														NCON VALUE															
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE															
DOR CODE										0000 VACANT																			
MAP NUM																				05									
NEIGHBORHOOD/LOC										5020.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES										75351 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	DPH 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	73.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												
REVIEW DATE										04/20/2023										BY KW									
Total Acres:										0.00										Total Land Value: 65,000									
Market:										0										Agricultural: 0									
Common:										65,000										PRINTED 08/02/2023 BY SYS									

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2643/661	5/25/2023	SW	Q	I	01	396,000			
GRANTOR: LENNAR HOMES LLC									
GRANTEE: BUCKHOLT JANICE MAR									
2568/1250	6/06/2022	SW	Q	V	05	1,193,100			
GRANTOR: THREE RIVERS DEVELOPE									
GRANTEE: LENNAR HOMES LLC									

BUILDING NOTES									

BUILDING DIMENSIONS									