

LOT 372
 TRIBUTARY PHASE 1A UNIT 4
 OR 2498/240

SZABO KATHY HASTY & BRIAN P
 75343 HIDEAWAY COURT
 YULEE, FL 32097

2023

10-2N-26-2010-0372-0000



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:		PERMIT NUM		DESCRIPTION		AMT		ISSUED						
															BUILDING MARKET VALUE			0					B2208995	CO ISSUED			0	02/21/2023						
															TOTAL MARKET OB/XF VALUE			0					B2208995	NEW CONSTR	257,373		06/13/2022							
															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										75343 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	69.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																	
REVIEW DATE										04/26/2023										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			
2621/1395	2/24/2023	SW	Q	I	02	359,000			
GRANTOR: LENNAR HOMES LLC									
GRANTEE: SZABO KATHY HASTY &									
2568/1250	6/06/2022	SW	Q	V	05	1,193,100			
GRANTOR: THREE RIVERS DEVELOPE									
GRANTEE: LENNAR HOMES LLC									

BUILDING NOTES									

BUILDING DIMENSIONS									