

LOT 373
 TRIBUTARY PHASE 1A UNIT 4
 OR 2498/240

LERMANN JOANMARIE & CARL ANTHONY III
 75335 HIDEAWAY CT
 YULEE, FL 32097

2023

10-2N-26-2010-0373-0000



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | NASSAU COUNTY PROPERTY | | | | | | | | | | | |
|--|------------|--------------|------------|---|---|-------|-------|--------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|--------|-----|------|------|------------------------|----------------------------------|-------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | STANDARD | | | | | | | | | |
| DOR CODE 0000 VACANT | | | | | | | | | | | | | | | | | | | | | Tax Group: 4 Tax Dist: | | | | | | | | | | |
| MAP NUM MKT AREA 05 | | | | | | | | | | | | | | | | | | | | | BUILDING MARKET VALUE 0 | | | | | | | | | | |
| NEIGHBORHOOD/LOC 5020.00 | | | | | | | | | | | | | | | | | | | | | TOTAL MARKET OB/XF VALUE 0 | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | TOTAL LAND VALUE - MARKET 65,000 | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | | TOTAL MARKET VALUE 65,000 | | | | | | | | | | |
| 75335 HIDEAWAY CT, YULEE | | | | | | | | | | | | | | | | | | | | | SOH/AGL Deduction 0 | | | | | | | | | | |
| BLD DATE | | | | | | | | | | | | | | | | | | | | | ASSESSED VALUE 65,000 | | | | | | | | | | |
| XF DATE | | | | | | | | | | | | | | | | | | | | | TOTAL EXEMPTION VALUE 0 | | | | | | | | | | |
| INC DATE | | | | | | | | | | | | | | | | | | | | | BASE TAXABLE VALUE 65,000 | | | | | | | | | | |
| LGL DATE | | | | | | | | | | | | | | | | | | | | | TOTAL JUST VALUE 65,000 | | | | | | | | | | |
| LAND DATE | | | | | | | | | | | | | | | | | | | | | NCON VALUE 0 | | | | | | | | | | |
| AG DATE | | | | | | | | | | | | | | | | | | | | | INCOME VALUE | | | | | | | | | | |
| GRANTOR: LENNAR HOMES LLC | | | | | | | | | | | | | | | | | | | | | PREVIOUS YEAR MKT VALUE 65,000 | | | | | | | | | | |
| GRANTEE: LERMANN JOANMARIE & | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SALES DATA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2643/110 5/24/2023 SW Q I 01 381,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL OB/XF 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | |
| 1 | 000135 | C | SFR CNSVTN | 0 | | PUD | 58.00 | 122.00 | 1.00 | LT | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | | | | | | | | | |
| REVIEW DATE 04/25/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |