

LOT 376
 TRIBUTARY PHASE 1A UNIT 4
 OR 2498/240

COOK VERNON D & KRISTINE ELIZABETH
 75311 HIDEAWAY COURT
 YULEE, FL 32097

2023

10-2N-26-2010-0376-0000



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									
																						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																		PERMIT NUM	DESCRIPTION	AMT	ISSUED								
MAP NUM																				B2208890	CO ISSUED	0	02/22/2023								
NEIGHBORHOOD/LOC		5020.00																		B2208890	NEW CONSTR	347,865	06/09/2022								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA																
															OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE											
															2624/1392	3/03/2023	SW Q	Q / I /	01	344,300											
TOTALS										75311 HIDEAWAY CT, YULEE										GRANTOR: LENNAR HOMES LLC											
EXTRA FEATURES																				GRANTEE: COOK VERNON DAVIS &											
																				2568/1250 6/06/2022 SW Q V 05 1,193,100											
																				GRANTOR: THREE RIVERS DEVELOPE											
																				GRANTEE: LENNAR HOMES LLC											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
LAND DESCRIPTION										TOTAL OB/XF																					
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	50.00	120.00	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																															