

LOT 487  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

NETHERLAND TYLER E & CRYSTAL  
 75309 CHARMER ALLEY  
 YULEE, FL 32097

**2023**

10-2N-26-2010-0487-0000  


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									
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 65,000 <b>TOTAL MARKET VALUE</b> 65,000 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 65,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 65,000 <b>TOTAL JUST VALUE</b> 65,000 NCON VALUE 0 <b>INCOME VALUE</b> 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																															
<b>EXTRA FEATURES</b>										75309 CHARMER ALY, 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															
										BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE											
<b>BUILDING NOTES</b>																															
<b>BUILDING DIMENSIONS</b>																															
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b>										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	000100	C	SFR	0		PUD	48.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000														
<b>REVIEW DATE</b> 10/26/2022 <b>BY</b> KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 <b>PRINTED 08/02/2023 BY SYS</b>																															