

LOT 488
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

SAULS LUCAS ANDREW & CHRISTINA
 75317 CHARMER ALLEY
 YULEE, FL 32097

2023

10-2N-26-2010-0488-0000



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											
																				PERMIT NUM DESCRIPTION AMT ISSUED 23001832 CO ISSUED 0 02/10/2023 B2209924 NEW CONSTR 333,994 06/29/2022											
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U / I / CD PRICE 2623/1727 2/27/2023 WD Q I 01 335,000 GRANTOR: DREAM FINDERS HOMES L GRANTEE: SAULS LUCAS ANDREW 2567/0957 5/25/2022 SW Q V 05 344,900 GRANTOR: DFC REVOLVER II LLC GRANTEE: DREAM FINDERS HOMES											
DOR CODE 0000 VACANT										TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
MAP NUM										75317 CHARMER ALY, YULEE										BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC 5020.00										AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE										EXTRA FEATURES 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 DPTH 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 40.00 125.00 1.00 LT 1.00 1.00 1.00 65,000.00 65,000.00 65,000																															
REVIEW DATE 10/26/2022 BY KW										Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000										PRINTED 08/02/2023 BY SYS											