

LOT 490  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

NETHERLAND TYLER E & CRYSTAL  
 75333 CHARMER ALLEY  
 YULEE, FL 32097

2023

10-2N-26-2010-0490-0000



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:													
														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																			
MAP NUM										MKT AREA 05																			
NEIGHBORHOOD/LOC										5020.00																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS										75333 CHARMER ALY, YULEE																			
EXTRA FEATURES										BLD DATE										LGL DATE									
										XF DATE										LAND DATE									
										INC DATE										AG DATE									
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	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										10/27/2022										BY KW									
Total Acres:										0.00										Total Land Value: 65,000									
Market:										0										Agricultural: 0									
Common:										65,000										PRINTED 08/02/2023 BY SYS									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2209079	CO ISSUED	0	01/25/2023
B2209079	NEW CONSTR	310,633	06/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2617/1004	1/31/2023	WD	Q	I	01	309,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NETHERLAND TYLER EL						
2567/0957	5/25/2022	SW	Q	V	05	344,900
GRANTOR: DFC REVOLVER II LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS