

LOT 496  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

DREAM FINDERS HOMES LLC  
 14701 PHILIPS HIGHWAY STE 300  
 JACKSONVILLE, FL 32256

**2023**

10-2N-26-2010-0496-0000  


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 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 65,000											
																				B1173 + F1321= HTD 2494/ FGR 426/ FOP 217											
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										75434 BERRYHILL ALY, YULEE																					
EXTRA FEATURES										BLD DATE XF DATE INC DATE LGL DATE LAND 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															
																	<b>BUILDING NOTES</b>														
																	<b>BUILDING DIMENSIONS</b>														
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	000100	C	SFR	0		PUD	40.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000														
REVIEW DATE 12/03/2021 BY HG Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																															