

LOT 503
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

KENNEDY MARIO D & ZENISHA M
 75607 CANTERWOOD DR
 YULEE, FL 32097

2023

10-2N-26-2010-0503-0000

| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 11 | CLAY TILE 50 |
| Interior Floor | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,787 | 111.8400 | 100.94 | 281,320 | 2022 | 2022 | 0 | 0 | 0.00 | 100.00 | |

1 SINGLE FAM - 0% - 2023 Heated Area: 2493 HX Base Yr

| NASSAU COUNTY PROPERTY | | | PAGE 1 of 1 |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY | | | 4 |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 281,320 | |
| TOTAL MARKET OB/XF VALUE | | 5,236 | |
| TOTAL LAND VALUE - MARKET | | 65,000 | |
| TOTAL MARKET VALUE | | 351,556 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 351,556 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 351,556 | |
| TOTAL JUST VALUE | | 351,556 | |
| NCON VALUE | | 286,556 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 65,000 | |

| | | |
|------------------|------------------|------------------|
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 5020.00 | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 1,171 | 100 |
| FGR | 429 | 55 |
| FOP | 63 | 30 |
| FOP | 112 | 30 |
| FUS | 1,322 | 100 |
| STR | 52 | 10 |
| TOTALS | 3,149 | 2,787 |

75607 CANTERWOOD DR, YULEE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| C2207978 | CO ISSUED | 0 | 12/22/2022 |
| B2207978 | NEW CONSTR | 400,712 | 05/23/2022 |

| SALES DATA | | | | | | |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2618/0001 | 12/27/2022 | WD Q | Q | I | 01 | 351,000 |

GRANTOR: DREAM FINDERS HOMES L
 GRANTEE: KENNEDY MARIO DEXTE
 2563/1043 5/11/2022 SW Q V 05 921,700
 GRANTOR: HDP TRIBUTARY LLC
 GRANTEE: DREAM FINERS HOMES

| 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 |
| 1 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 |

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | |
| FOP=[YR=2022] W9 FGR=[YR=2022] N1 W21 S23 BAS=[YR=2022] S37 E14 N1 FOP=[YR=2022] E16 N7 W16 S7\$ N7 E16 N44 W9 S12 W18 S3 W3\$ E3 N3 E18 N19\$ S7 E9 N7\$ PTR= E10 FUS=[YR=2022] E21 S8 S20 E5 STR=[YR=2022] N13 E4 S13 W4\$ E4 S24 W16 S1 W14 N53\$ W10\$. | | | | | | | | | | | | |

| 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 | 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 | 74.00 | 125.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | | |