

LOT 511  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

HOOVER JOSEPH WALTER & PATRICIA JACOBS  
 75241 CHELSEA GARDEN LANE  
 YULEE, FL 32097

2023

10-2N-26-2010-0511-0000



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	PAGE 1 of 1 4			
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																				

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
22004760	CO ISSUED	0	03/01/2023
22009836	NEW CONSTR	297,388	06/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/58	5/23/2023	WD	Q	I	01	323,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOOVER JOSEPH WALTE						
2572/1294	6/21/2022	SW	Q	V	05	2,560,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES															TOTALS									
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								
75241 CHELSEA GARDEN LN, YULEE																								

BUILDING NOTES

BUILDING DIMENSIONS

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	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							