

LOT 512
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

LAMB LONDON BRUCE & ALEX N
 75233 CHELSEA GARDEN LANE
 YULEE, FL 32097

2023

10-2N-26-2010-0512-0000



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 Tax Group: 4 Tax Dist: STANDARD 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																		PERMIT NUM		DESCRIPTION		AMT		ISSUED															
MAP NUM		5020.00																		22005332		CO ISSUED		0		03/01/2023															
NEIGHBORHOOD/LOC		5020.00																		22009894		NEW CONSTR		334,689		06/28/2022															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
TOTALS																				75233 CHELSEA GARDEN LN, YULEE										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	SALES DATA																									
																OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																			
																2638/1468	5/03/2023	WD	Q	I	01	350,000																			
																GRANTOR: DREAM FINDERS HOMES L																									
																GRANTEE: LAMB LONDON BRUCE &																									
																2572/1294	6/21/2022	SW	Q	V	05	2,560,000																			
																GRANTOR: THREE RIVERS DEVELOPE																									
																GRANTEE: DREAM FINDERS HOMES																									
EXTRA FEATURES																				BUILDING NOTES																					
BUILDING DIMENSIONS																																									
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	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																								
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																																									