

LOT 537
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

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

2023

10-2N-26-2010-0537-0000


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																	
																						HTD 1958/ FGR 402/ FOP 102																			
																						PERMIT NUM		DESCRIPTION																	
																						B23-04323		SFR																	
																						AMT		310,633																	
																						ISSUED		04/03/2023																	
																						SALES DATA																			
																						OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE									
																						2627/1079		3/27/2023		SW Q		V		05		320,000									
																						GRANTOR: THREE RIVERS DEVELOPE																			
																						GRANTEE: DREAM FINDERS HOMES																			
																						BUILDING NOTES																			
																						BUILDING DIMENSIONS																			
TOTALS										75392 FOX CROSS AV, YULEE										BLD DATE		LGL DATE																			
EXTRA FEATURES																				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																									
																	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																																									