

LOT 2
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

DIBBLE ROBERT III & CHRISTINE ANNE
75875 SAFFRON LN
YULEE, FL 32097

2024

10-2N-26-2010-0002-0000



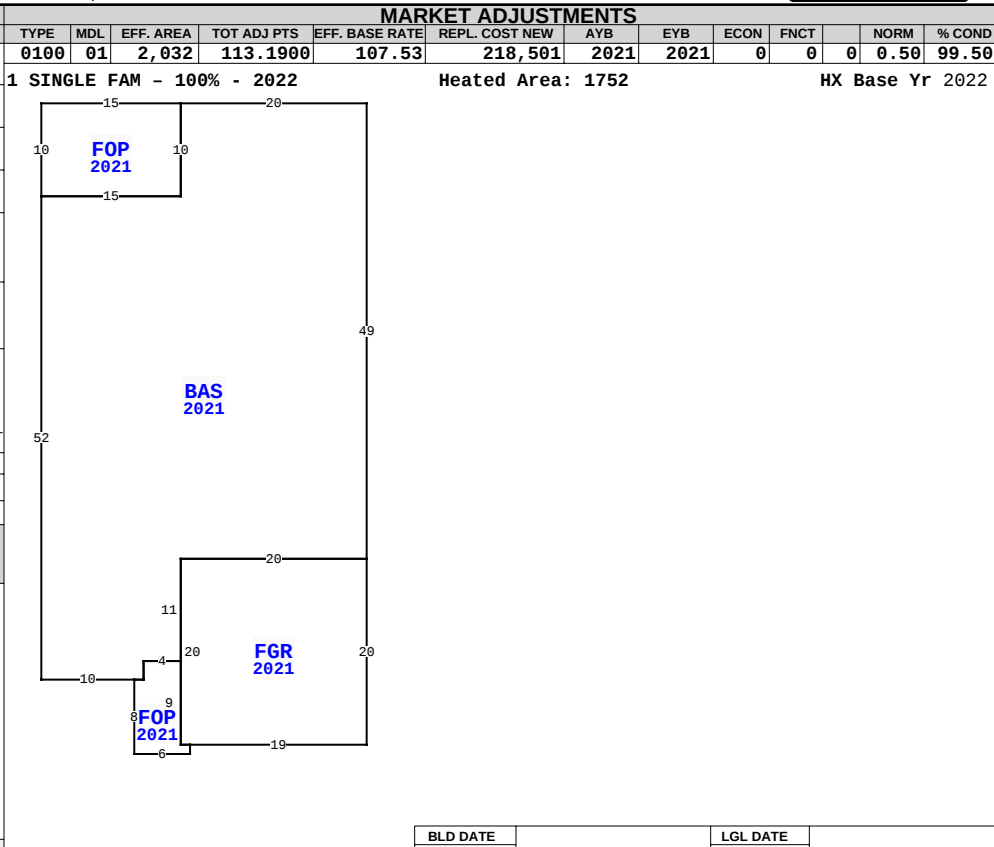
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	1,752	187,451
FGR	400	55	220	23,539
FOP	49	30	15	1,605
FOP	150	30	45	4,815
TOTALS	2,351		2,032	217,408

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	530.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	45.00	120.00	1.00



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
2,728									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	217,408								
TOTAL MARKET OB/XF VALUE	2,728								
TOTAL LAND VALUE - MARKET	65,000								
TOTAL MARKET VALUE	285,136								
SOH/AGL Deduction	53,254								
ASSESSED VALUE	231,882								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	181,882								
TOTAL JUST VALUE	285,136								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	275,325								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010650	CO ISSUED	0	09/30/2021
20010650	NEW CONSTR	241,975	11/03/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2517/0141	11/23/2021	WD	Q	I	01	358,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: DIBBLE ROBERT W III							
2394/0890	9/21/2020	SW	Q	V	05	855,100	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W20 FOP=[YR=2021] W15 S10 E15 N10\$ S10 W15 S52 E10 FOP=[YR=2021] S8 E6 N1 FGR=[YR=2021] E19 N20 W20 S20 E1\$ W1 N9 W4 S2 W1 \$ E1 N2 E4 N11 E20 N49\$.									