LOT 3
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

KLINE/
75883 SAFFRON LANE
YULEE, FL 32097

2024

10-2N-26-2010-0003-0000

BUILDING CHARACTERISTICS

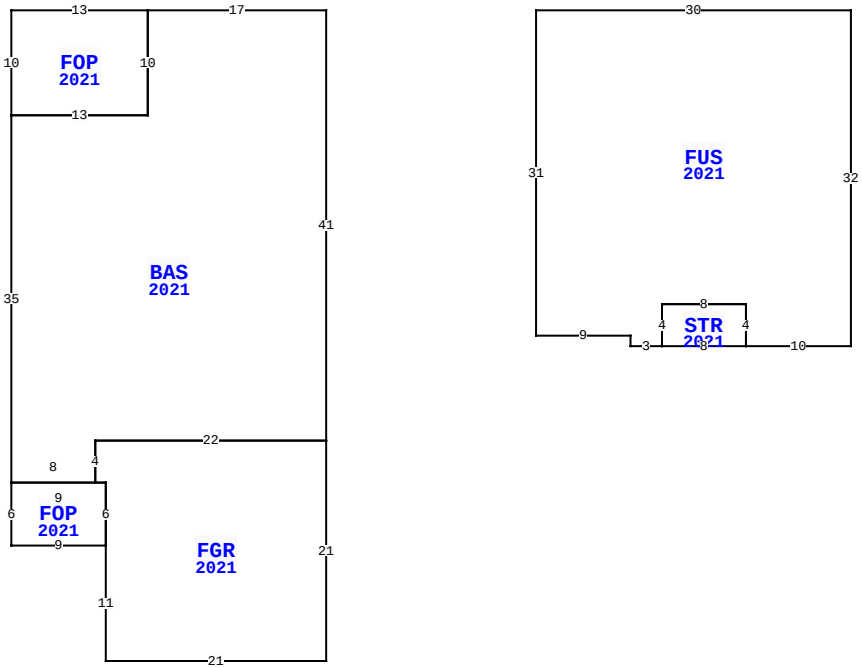
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,132	100	1,132	115,348
FGR	445	55	245	24,965
FOP	54	30	16	1,631
FOP	130	30	39	3,974
FUS	919	100	919	93,644
STR	32	10	3	305
TOTALS	2,712		2,354	239,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,354	107.8000	102.41	241,073	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2051 HX Base Yr 2022



75883 SAFFRON LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,868
TOTAL MARKET OB/XF VALUE		2,919
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		307,787
SOH/AGL Deduction		35,413
ASSESSED VALUE		272,374
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,374
TOTAL JUST VALUE		307,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009691	CO ISSUED	0	03/22/2021
20009691	NEW CONSTR	275,363	10/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/1996	3/31/2021	WD	Q	I	01	287,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KLINE						
2394/0890	9/21/2020	SW	Q	V	05	855,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] W13 S10 E13 N10$ S10 W13 S35 FOP=[YR=2021] S6 E9 FGR=[YR=2021] S11 E21 N21 W22 S4 E1 S6$ N6 W9$ E8 N4 E22 N41 $ PTR=E20 FUS=[YR=2021] E30 S32 W10 STR=[YR=2021] W8 N4 E8S4$ N4 W8 S4 W3 N1 W9 N31$ W20$.

EXTRA FEATURES

LN	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
1	0811	CONCRETE B	0	100	0	0	567.00	SF	5.20	5.20	100	2021	2021	3	99	2,919	

LAND DESCRIPTION

TOTAL OB/XF 2,919

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/05/2021 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS