LOT 8
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

RM1 SFR PROPCO B LP
75923 SAFFRON LANE
YULEE, FL 32097

2024

10-2N-26-2010-0008-0000

BUILDING CHARACTERISTICS

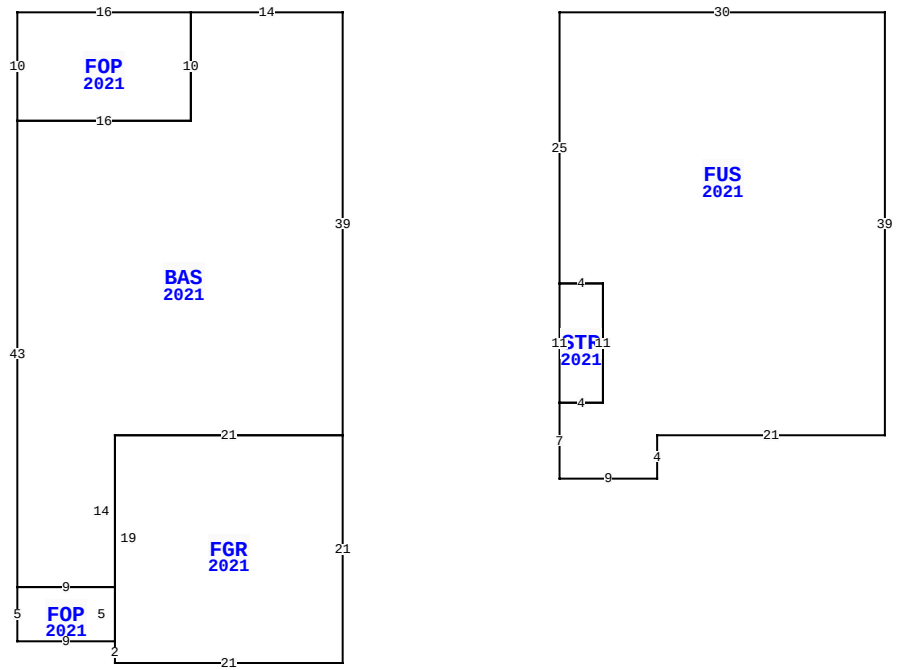
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,136	100	1,136	120,963
FGR	441	55	243	25,875
FOP	45	30	14	1,491
FOP	160	30	48	5,111
FUS	1,162	100	1,162	123,731
STR	44	10	4	426
TOTALS	2,988		2,607	277,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,607	112.7040	107.07	279,131	2021	2021	0	0	0	0.55	99.45

1 SINGLE FAM – 0% - 0 Heated Area: 2298 HX Base Yr



75923 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	277,596
TOTAL MARKET OB/XF VALUE	2,965
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	345,561
SOH/AGL Deduction	0
ASSESSED VALUE	345,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,561
TOTAL JUST VALUE	345,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001353	CO ISSUED	0	08/10/2021
21001353	NEW CONSTR	312,179	02/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0955	12/27/2021	WD	Q	I	01	411,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RM1 SFR PROPCO B LP						
2418/1111	12/15/2020	SW	Q	V	05	719,600
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FOP=[YR=2021] W16 S10 E16 N10$ S10 W16 S43 FOP=[YR=2021] S5 E9 FGR=[YR=2021] S2 E21 N21 W21 S19$N5 W9$ E9 N14 E21 N39$PTR= E20 FUS=[YR=2021] E30 S39 W21 S4 W9 N7 STR=[YR=2021] N11 E4 S11 W4$ E4 N11 W4 N25$ 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	0	0	0	576.00	SF	5.20	5.20	100	2021	2021	3	99	2,965	

LAND DESCRIPTION

TOTAL OB/XF 2,965

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	0		PUD	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 08/09/2021 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS