LOT 10
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

REGISTER TINA MARIE & THADDEUS DWAYNE
75939 SAFFRON LN
YULEE, FL 32097

2024

10-2N-26-2010-0010-0000

BUILDING CHARACTERISTICS

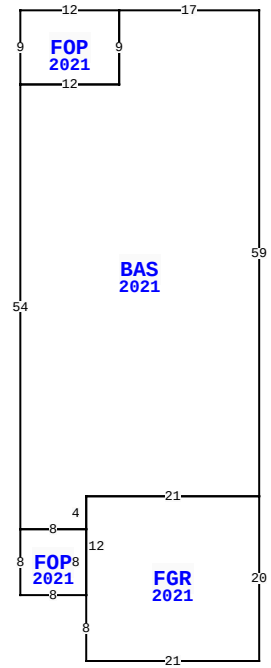
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,635	100	1,635	167,205
FGR	420	55	231	23,623
FOP	64	30	19	1,943
FOP	108	30	32	3,273
TOTALS	2,227		1,917	196,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,917	108.1920	102.78	197,029	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1635 HX Base Yr 2022



75939 SAFFRON LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,044
TOTAL MARKET OB/XF VALUE		3,089
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		264,133
SOH/AGL Deduction		28,471
ASSESSED VALUE		235,662
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,662
TOTAL JUST VALUE		264,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002103	CO ISSUED	0	09/20/2021
21002103	NEW CONSTR	225,808	02/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/0266	11/23/2021	WD	Q	I	01	327,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: REGISTER TINA MARIE						
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] W17 FOP=[YR=2021] W12 S9 E12 N9$ S9 W12 S54 FOP=[YR=2021] S8 E8 FGR=[YR=2021] S8 E21 N20 W21 S12$ N8 W8$ E8 N4 E21 N59$.

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	600.00	SF	5.20	5.20	100	2021	2021	3	99	3,089	

LAND DESCRIPTION

TOTAL OB/XF 3,089

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 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