LOT 13
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

HODGES ANTHONY S & JENNIFER J
75963 SAFFRON LN
YULEE, FL 32097

2024

10-2N-26-2010-0013-0000

BUILDING CHARACTERISTICS

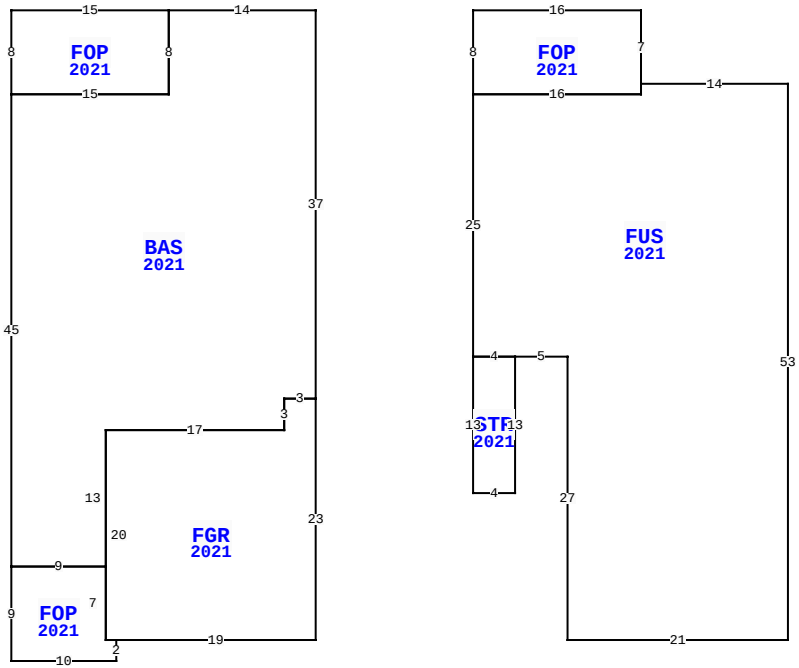
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,148	100	1,148	124,381
FGR	409	55	225	24,378
FOP	83	30	25	2,708
FOP	120	30	36	3,900
FOP	128	30	38	4,117
FUS	1,331	100	1,331	144,208
STR	52	10	5	541
TOTALS	3,271		2,808	304,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,808	114.6240	108.89	305,763	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2479 HX Base Yr 2022



75963 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		304,234
TOTAL MARKET OB/XF VALUE		3,490
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		372,724
SOH/AGL Deduction		61,983
ASSESSED VALUE		310,741
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,741
TOTAL JUST VALUE		372,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001281	CO ISSUED	0	06/29/2021
21001281	NEW CONSTR	338,499	02/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/0553	6/30/2021	WD	Q	I	02	392,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HODGES ANTHONY S &						
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] W15 S8 E15 N8$ S8 W15 S45 FOP=[YR=2021] S9 E10 N2 FGR=[YR=2021] E19 N23 W3 S3 W17 S20 E1$ W1 N7 W9$ E9 N13 E17 N3 E3 N37$ PTR=E15 FOP=[YR=2021] E16 S7 FUS=[YR=2021] E14 S53 W21 N27 W5 STR=[YR=2021] S13 W4 N13 E4$ W4 N25 E16 N1$ S1 W16 N8$ W15$.

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	678.00	SF	5.20	5.20	100	2021	2021	3	99	3,490	

LAND DESCRIPTION

TOTAL OB/XF 3,490

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	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/05/2021 BY JH Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS