LOT 14
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

**DAUGHERTY RHONDA L L/E/**
75975 SAFFRON LN
YULEE, FL 32097

**2024**

**10-2N-26-2010-0014-0000**

## BUILDING CHARACTERISTICS

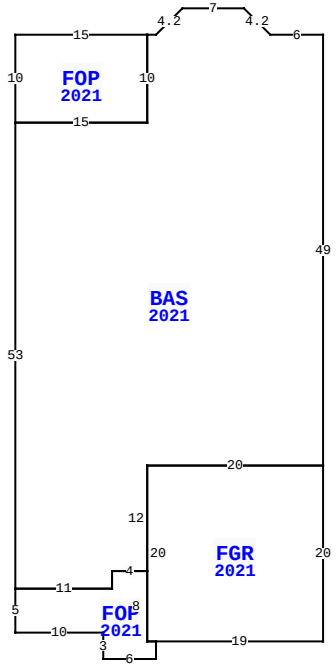
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 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 | 1,797 | 100 | 1,797 | 194,993 |
| FGR | 400 | 55 | 220 | 23,872 |
| FOP | 100 | 30 | 30 | 3,255 |
| FOP | 150 | 30 | 45 | 4,883 |
| TOTALS | 2,447 | | 2,092 | 227,003 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,092 | 114.8560 | 109.11 | 228,258 | 2021 | 2021 | 0 | 0 | 0 | 0.55 | 99.45 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1797 HX Base Yr 2022




75975 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 | | 227,003 |
| TOTAL MARKET OB/XF VALUE | | 3,212 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 295,215 |
| SOH/AGL Deduction | | 33,515 |
| ASSESSED VALUE | | 261,700 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 211,700 |
| TOTAL JUST VALUE | | 295,215 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 284,994 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20009303 | CO ISSUED | 0 | 02/05/2021 |
| 20009303 | NEW CONSTR | 244,339 | 10/06/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2718/1176 | 6/11/2024 | LE | U | I | 11 | 100 |
| GRANTOR: DAUGHERTY RHONDA L | | | | | | |
| GRANTEE: DAUGHERTY RHONDA RE | | | | | | |
| 2434/1930 | 2/16/2021 | WD | Q | I | 01 | 313,600 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: DAUGHERTY RHONDA L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W6 U3 L3 W7 L3 D3 W1 FOP=[YR=2021] W15 S10 E15 N10$ S10 W15 S53 FOP=[YR=2021] S5 E10 S3 E6 N2 FGR=[YR=2021] E19 N20 W20 S20 E1$ W1 N8 W4 S2 W11$ E11 N2 E4 N12 E20 N49$.

## 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 | 624.00 | SF | 5.20 | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 3,212 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,212

| 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 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