

LOT 18
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

LAUGHLIN AARON RONDALD & LACEY BRIANNA
75976 SAFFRON LN
YULEE, FL 32097

2024

10-2N-26-2010-0018-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMMT 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
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	1,138	100	1,138	111,399
FGR	470	55	258	25,256
FOP	20	30	6	587
FOP	350	30	105	10,278
FUS	1,502	100	1,502	147,031
STR	70	10	7	685
TOTALS	3,550		3,016	295,236

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,016	103.0400	97.89	295,236	2022	2022	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023						Heated Area: 2640		HX Base Yr 2023				