

LOT 23
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

STEPHENS CHRISTIE & BLAKE
75936 SAFFRON LANE
YULEE, FL 32097

2024

10-2N-26-2010-0023-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,039	100	2,039	220,612
FGR	441	55	243	26,292
FOP	38	30	11	1,190
PTO	36	5	2	216
TOTALS	2,554		2,295	248,310

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	600.00	SF	5.20	5.20	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	45.00	120.00	1.00	LT	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2022

Heated Area: 2039

HX Base Yr 2022

Diagram showing property boundaries and areas: BAS 2021, FGR 2021, FOP 2021.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				248,310		
TOTAL MARKET OB/XF VALUE				3,089		
TOTAL LAND VALUE - MARKET				65,000		
TOTAL MARKET VALUE				316,399		
SOH/AGL Deduction				36,829		
ASSESSED VALUE				279,570		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				229,570		
TOTAL JUST VALUE				316,399		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				305,194		
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