

LOT 26
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

ALVAREZ TAMMY R & MICHAEL
75912 SAFFRON LANE
YULEE, FL 32097

2024

10-2N-26-2010-0026-0000



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 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	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	214,503
FGR	441	55	243	25,564
FOP	38	30	11	1,157
FOP	160	30	48	5,050
TOTALS	2,678		2,341	246,273

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	695.00	SF	5.20	5.20	100	2022

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	55.00	120.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,341	110.7400	105.20	246,273	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023											
Heated Area: 2039											
HX Base Yr 2023											

Diagram showing property boundaries and areas:

- FOP 2022 (Front Yard)
- BAS 2022 (Back Yard)
- FGR 2022 (Front Garden)
- FOP 2022 (Front Yard)

75912 SAFFRON LN, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		246,273	
TOTAL MARKET OB/XF VALUE		3,614	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		314,887	
SOH/AGL Deduction		32,110	
ASSESSED VALUE		282,777	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		232,777	
TOTAL JUST VALUE		314,887	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,574	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004918	CO ISSUED	0	03/30/2022
21007077	NEW CONSTR	6,012,021	06/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2572/1554	3/30/2022	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: ALVAREZ TAMMY R & M					
2394/0349	9/21/2020	SW	Q	V	05
GRANTOR: THREE RIVERS DEVELOPE					
GRANTEE: RICHMOND AMERICAN H					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W19 FOP=[YR=2022] N10 W16 S10 E16\$ W16 S75 E10 N2 FOP=[YR=2022] E6 N3 FGR=[YR=2022] E19 N21 W21 S21 E2\$ W2 N5 W4 S8\$ N8 E4 N16 E21 N49\$.											