

LOT 28
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

KADEN JASON RYAN & JANET LILEA
75896 SAFFRON LANE
YULEE, FL 32097

2024

10-2N-26-2010-0028-0000



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/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	212,994
FGR	441	55	243	25,384
FOP	38	30	11	1,149
FOP	160	30	48	5,014
TOTALS	2,678		2,341	244,541

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	0	0	679.00	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	0		PUD	45.00	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	109.9560	104.46	244,541	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 2039											
HX Base Yr											

75896 SAFFRON LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	2022	2022	3	100	3,531	

TOTAL OB/XF											
3,531											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		244,541	
TOTAL MARKET OB/XF VALUE		3,531	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		313,072	
SOH/AGL Deduction		0	
ASSESSED VALUE		313,072	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		313,072	
TOTAL JUST VALUE		313,072	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		300,852	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008697	CO ISSUED	0	06/07/2022
21008832	NEW CONSTR	294,974	07/06/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2585/0755	6/09/2022	SW	Q	I	01
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: KADEN JASON RYAN &					
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											
FOP=[YR=2022] W16 S10 BAS=[YR=2022] W19 S49 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S3 E6 N8 W4 S5 W2\$ E2 N21 W21\$ E21 S16 E4 S10 E10 N75 W16\$ E16 N10\$.											