LOT 80
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

**MARQUEZ RAQUEL ELENA**
75563 CLOVERWOOD CT
YULEE, FL 32097

**2024**

**10-2N-26-2010-0080-0000**

## BUILDING CHARACTERISTICS

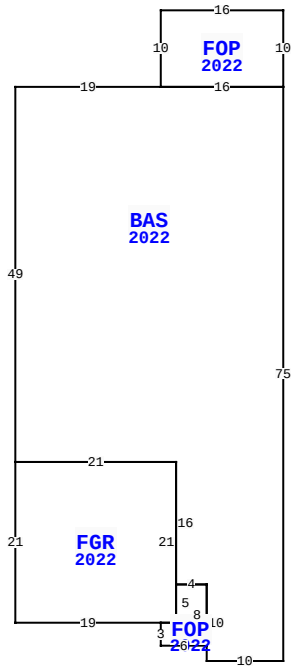
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 | 224,647 |
| FGR | 441 | 55 | 243 | 26,773 |
| FOP | 38 | 30 | 11 | 1,212 |
| FOP | 160 | 30 | 48 | 5,288 |
| TOTALS | 2,678 | | 2,341 | 257,919 |

## 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 | 116.0320 | 110.23 | 258,048 | 2022 | 2022 | 0 | 0 | 0 | 0.05 | 99.95 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2039 HX Base Yr 2023




75563 CLOVERWOOD CT, 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 | | 257,919 |
| TOTAL MARKET OB/XF VALUE | | 3,994 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 326,913 |
| SOH/AGL Deduction | | 3,345 |
| ASSESSED VALUE | | 323,568 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 273,568 |
| TOTAL JUST VALUE | | 326,913 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 314,144 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21010582 | CO ISSUED | 0 | 07/21/2022 |
| 21010582 | NEW CONSTR | 294,564 | 08/11/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2581/1461 | 7/21/2022 | SW | Q | I | 01 | 437,300 |
| GRANTOR: RICHMOND AMERICAN HOM | | | | | | |
| GRANTEE: MARQUEZ RAQUEL ELEN | | | | | | |
| 2394/0349 | 9/21/2020 | SW | Q | V | 05 | 2,760,300 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: RICHMOND AMERICAN H | | | | | | |

## BUILDING NOTES

## 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$.

## 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 | 768.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,994 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,994

| 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 | 000100 | C | SFR | 100 | | PUD | 57.00 | 123.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 10/17/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS