LOT 85
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

**BEAN MICHAEL TYLER/KEENER GRACE BETHANY**
75538 CLOVERWOOD CT
YULEE, FL 32097

**2024**

**10-2N-26-2010-0085-0000**

## BUILDING CHARACTERISTICS

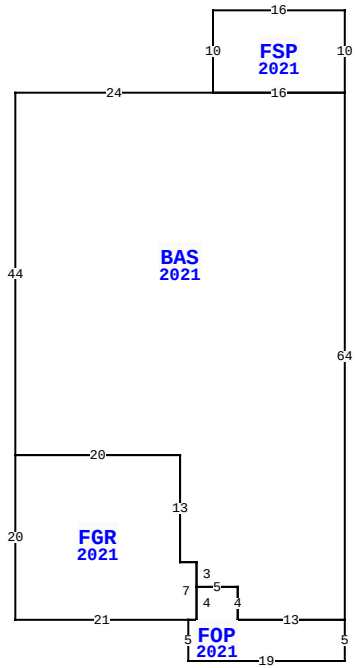
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 2,126 | 100 | 2,126 | 223,975 |
| FGR | 414 | 55 | 228 | 24,020 |
| FOP | 115 | 30 | 34 | 3,582 |
| FSP | 160 | 40 | 64 | 6,742 |
| TOTALS | 2,815 | | 2,452 | 258,320 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,452 | 111.4560 | 105.88 | 259,618 | 2021 | 2021 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 2126 HX Base Yr




75538 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 | 258,320 |
| TOTAL MARKET OB/XF VALUE | 6,158 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 329,478 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 329,478 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 329,478 |
| TOTAL JUST VALUE | 329,478 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 317,867 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21002190 | CO ISSUED | 0 | 11/18/2021 |
| 21002190 | NEW CONSTR | 289,434 | 02/24/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2516/1597 | 11/23/2021 | SW | Q | I | 02 | 335,200 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: BEAN MICHAEL TYLER | | | | | | |
| 2394/1755 | 9/23/2020 | SW | Q | V | 05 | 2,397,400 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2021] W16 S10 BAS=[YR=2021] W24 S44 FGR=[YR=2021] S20 E21 FOP=[YR=2021] S5 E19 N5 W13 N4 W5 S4 W1$ E1 N7 W2 N13 W20$ E20 S13 E2 S3 E5 S4 E13 N64 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 | 0855 | CONC PAVER | 0 | 0 | 3 | 3 | 9.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 89 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 30.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 297 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 583.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 5,772 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,158

| 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 | 000134 | C | SFR POND | 0 | | PUD | 50.00 | 110.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 11/10/2021 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS