

LOT 86  
TRIBUTARY PHASE 1A UNIT 1  
OR 2378/217

MORALES LISA E & JOSE ANTONIO  
75530 CLOVERWOOD CT  
YULEE, FL 32097

2024

10-2N-26-2010-0086-0000



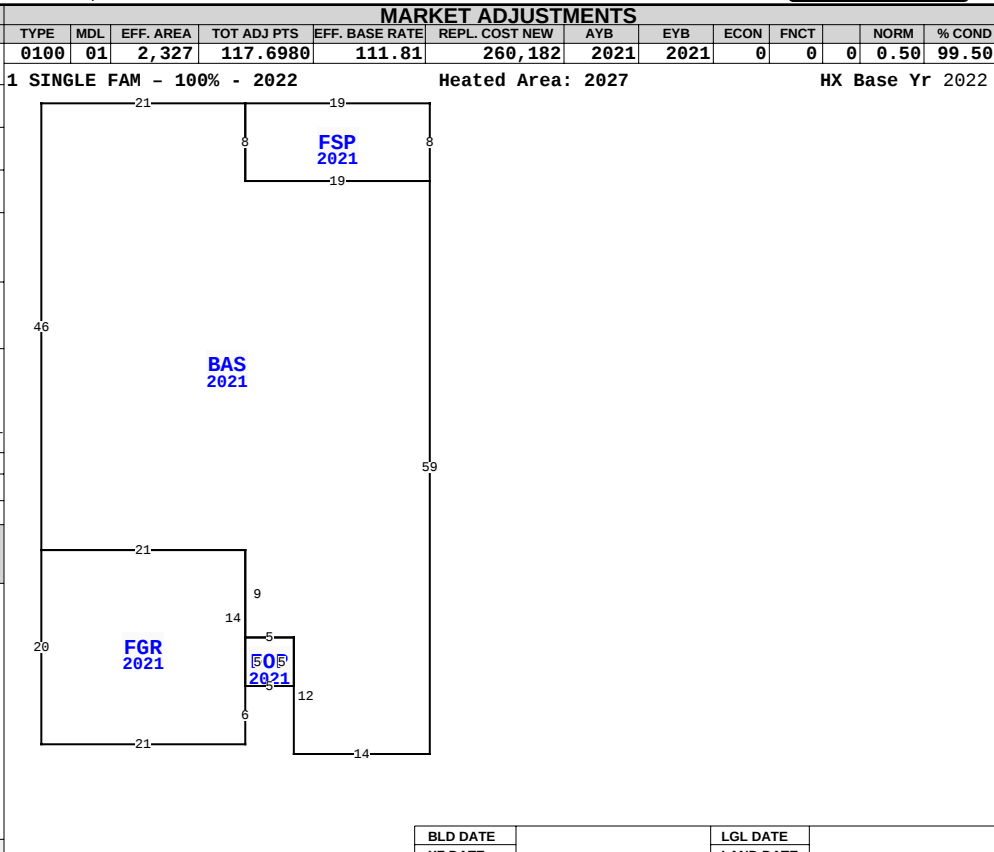
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| 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                 |    | 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       | 2,027            | 100         | 2,027        | 225,506              |
| FGR       | 420              | 55          | 231          | 25,699               |
| FOP       | 25               | 30          | 8            | 890                  |
| FSP       | 152              | 40          | 61           | 6,786                |
| TOTALS    | 2,624            |             | 2,327        | 258,881              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 45.00  | SF | 10.00 | 10.00          | 100       | 2021    |
| 2              | 0855       | CONC PAVER  | 0 100   | 3 | 3 | 9.00   | SF | 10.00 | 10.00          | 100       | 2021    |
| 3              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 604.00 | SF | 10.00 | 10.00          | 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      | 50.00 | 110.00 | 1.00        | LT        |     |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 6,515       |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 6,515       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 258,881     |        |
| TOTAL MARKET OB/XF VALUE  |  | 6,515       |        |
| TOTAL LAND VALUE - MARKET |  | 65,000      |        |
| TOTAL MARKET VALUE        |  | 330,396     |        |
| SOH/AGL Deduction         |  | 39,673      |        |
| ASSESSED VALUE            |  | 290,723     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 240,723     |        |
| TOTAL JUST VALUE          |  | 330,396     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 318,754     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21002282   | CO ISSUED   | 0       | 11/18/2021 |
| 21002282   | NEW CONSTR  | 275,779 | 02/25/2021 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2524/1683                      | 11/24/2021 | SW        | Q   | I   | 01     | 340,000    |  |
| GRANTOR: LENNAR HOMES LLC      |            |           |     |     |        |            |  |
| GRANTEE: MORALES LISA ELAINE   |            |           |     |     |        |            |  |
| 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] W19 BAS=[YR=2021] W21 S46 FGR=[YR=2021] S20 E21 N6 FOP=[YR=2021] E5 N5 W5 S5\$ N14 W21\$ E21 S9 E5 S12 E14 N59 W19 N8\$ S8 E19 N8\$ . |  |  |  |  |  |  |  |  |  |  |  |