LOT 87
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

**DUKE JASON ALEXANDER**
75522 CLOVERWOOD CT
YULEE, FL 32097

**2024**

**10-2N-26-2010-0087-0000**

## BUILDING CHARACTERISTICS

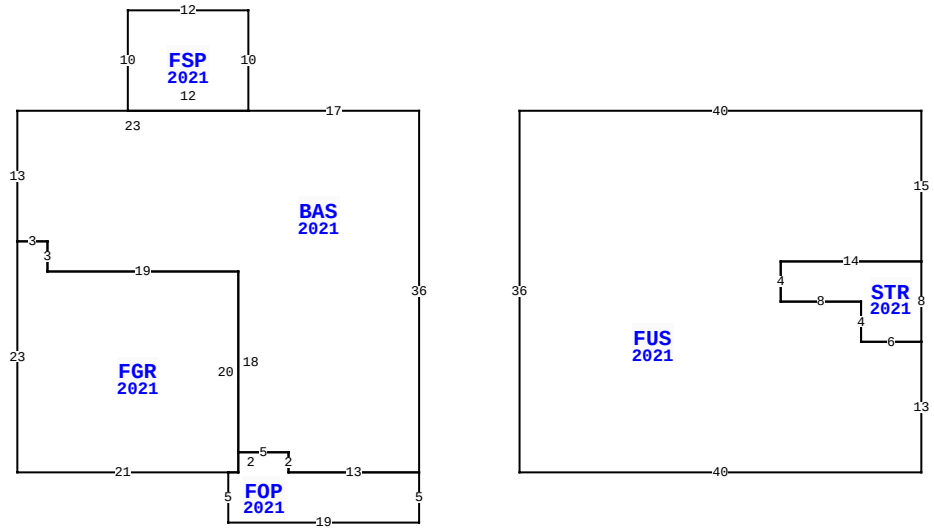
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 981 | 100 | 981 | 104,247 |
| FGR | 449 | 55 | 247 | 26,248 |
| FOP | 105 | 30 | 32 | 3,401 |
| FSP | 120 | 40 | 48 | 5,100 |
| FUS | 1,360 | 100 | 1,360 | 144,522 |
| STR | 80 | 10 | 8 | 850 |
| TOTALS | 3,095 | | 2,676 | 284,368 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,676 | 112.4160 | 106.80 | 285,797 | 2021 | 2021 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 100% - 2022 Heated Area: 2341 HX Base Yr 2022




75522 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 | | 284,368 |
| TOTAL MARKET OB/XF VALUE | | 6,425 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 355,793 |
| SOH/AGL Deduction | | 43,688 |
| ASSESSED VALUE | | 312,105 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 262,105 |
| TOTAL JUST VALUE | | 355,793 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 342,997 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21001825 | CO ISSUED | 0 | 11/23/2021 |
| 21001825 | NEW CONSTR | 318,740 | 02/16/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2520/1696 | 11/29/2021 | SW | Q | I | 01 | 346,300 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: DUKE JASON ALEXANDE | | | | | | |
| 2394/1755 | 9/23/2020 | SW | Q | V | 05 | 2,397,400 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W17 FSP=[YR=2021] N10 W12 S10 E12$ W23 S13 FGR=[YR=2021] S23 E21 FOP=[YR=2021] S5 E19 N5 W13 N2 W5 S2 W1$ E1 N20 W19 N3 W3$ E3 S3 E19 S18 E5 S2 E13 N36$ PTR= E10FUS=[YR=2021] E40 S15 STR=[YR=2021] S8 W6 N4 W8 N4 E14$ W14 S4 E8 S4 E6 S13 W40 N36$ W10$.

## 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 | 100 | 0 | 0 | 36.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 356 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 3 | 3 | 9.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 89 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 604.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 5,980 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,425

| 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 | 100 | | 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