LOT 121
TRIBUTARY PHASE 1A UNIT 1 OR 266
COVTS & RESTS IN OR 2675/300

WEEKLEY HOMES LLC
1111 NORTH POST OAK RD
HOUSTON, TX 77055

**2024**

**10-2N-26-2010-0121-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

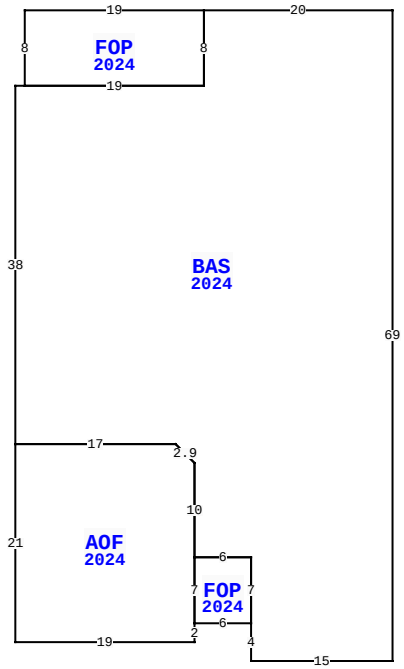
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 |
|---|---|---|---|---|
| AOF | 397 | 110 | 437 | 43,639 |
| BAS | 2,099 | 100 | 2,099 | 209,606 |
| FOP | 42 | 30 | 13 | 1,298 |
| FOP | 152 | 30 | 46 | 4,594 |
| TOTALS | 2,690 | | 2,595 | 259,137 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,595 | 105.1200 | 99.86 | 259,137 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 0% - 2024 Heated Area: 2496 HX Base Yr




75768 LILY POND CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 259,137 |
| TOTAL MARKET OB/XF VALUE | 1,300 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 325,437 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 325,437 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 325,437 |
| TOTAL JUST VALUE | 325,437 |
| NCON VALUE | 260,437 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 65,000 |

OFFICE IS IN FGR AREA (AC'D) + 2ND BATHROOM IS ADA
MODEL + SALES OFFICE FOR DAVID WEEKLY HOMES
HTD 2101/ FGR 410/ FOP 205_ MODEL_ CARTESIAN

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C24-0091 | CO'D | | 01/04/2024 |
| B23-13639 | SFR | 380,969 | 10/24/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2675/308 | 10/19/2023 | SW | Q | V | 05 | 370,000 |

GRANTOR: THREE RIVERS DEVELOPE
GRANTEE: WEEKLEY HOMES LLC

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,0] W20 S8 W19 W1 S38 E17 D2R2 S10 E6 S7 S4 E15 N69 $
FOP=[YR=2024;ORIG=60,8] W19 N8 E19 S8 $
FOP=[YR=2024;ORIG=59,58] E6 S7 W6 N7 $
AOF=[YR=2024;ORIG=59,67] N2 N7 N10 U2L2 W17 S21 E19 $
.

## 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 | 0810 | CONCRETE A | 0 | 0 | 50 | 4 | 200.00 | SF | 6.50 | 6.50 | 100 | 2024 | 2023 | | 100 | 1,300 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,300

| 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 | 54.00 | 109.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS