

LOT 170
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CAUSER JACQUELINE & DANIEL MORGAN
75100 LEAFMORE PLACE
YULEE, FL 32097

2024

10-2N-26-2010-0170-0000



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 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	229,799
FGR	414	55	228	24,645
FOP	48	30	14	1,513
FSP	160	40	64	6,918
TOTALS	2,748		2,432	262,875

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,432	113.7780	108.09	262,875	2022	2022	0	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023						Heated Area: 2126			HX Base Yr 2023			
												