

LOT 209
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

PEREZ STEVEN/VEGA-PEREZ CHRISTINE MARCIA
75245 WHITE RABBIT AVENUE
YULEE, FL 32097

2024

10-2N-26-2010-0209-0000



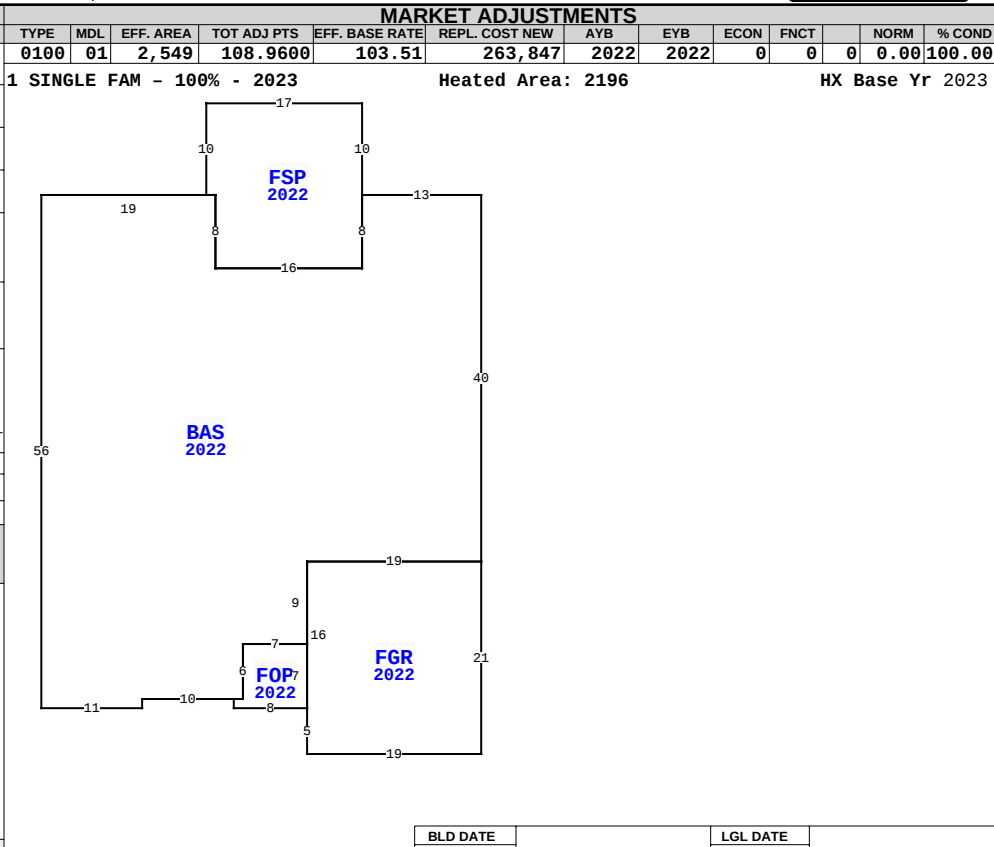
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,196	100	2,196	227,308
FGR	399	55	219	22,669
FOP	50	30	15	1,553
FSP	298	40	119	12,318
TOTALS	2,943		2,549	263,847

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	619.00	SF	5.20	5.20	100	2022

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	000135	C	SFR CNSVTN	100		PUD	60.00	120.00	1.00	LT	



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										263,847	
TOTAL MARKET OB/XF VALUE										3,219	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										332,066	
SOH/AGL Deduction										3,611	
ASSESSED VALUE										328,455	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										278,455	
TOTAL JUST VALUE										332,066	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										318,888	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009805	CO ISSUED	0	06/27/2022
21014730	NEW CONSTR	361,636	10/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1692	6/28/2022	WD	Q	I	01	353,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PEREZ STEVEN & CHRI						
2462/1994	5/19/2021	SW	Q	V	05	1,008,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W13 FSP=[YR=2022] N10 W17 S10 E1 S8 E16 N8\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2022] S1 E8 FGR=[YR=2022] S5 E19 N21 W19 S16 \$ N7 W7 S6 W1\$ E1 N6 E7 N9 E19 N40\$.											