

LOT 248  
TRIBUTARY PHASE 1A UNIT 3  
OR 2434/712

CREWS LONDON THOMAS/CONNELL DELANEY  
75218 RED TWIG WAY  
YULEE, FL 32097

2024

10-2N-26-2010-0248-0000



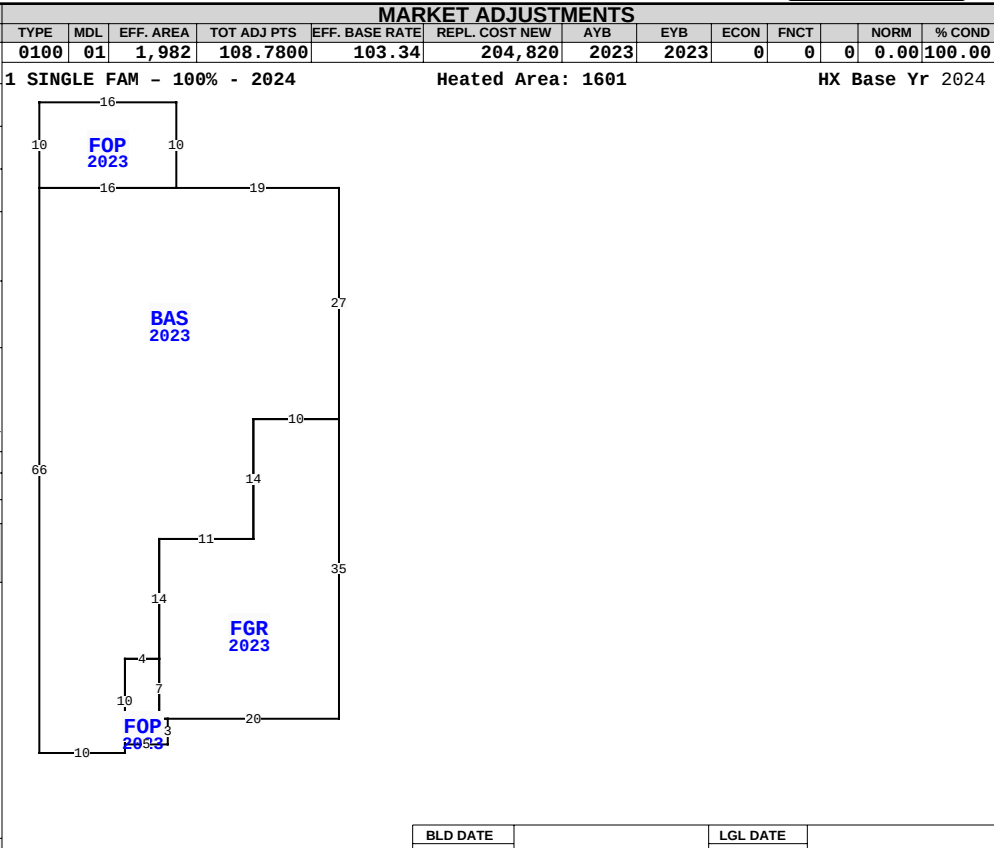
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 13 | LVT/LAMMT 50   |
| Interior Floor           | 14 | CARPET 50      |
| 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          |

|                  |         |                  |
|------------------|---------|------------------|
| 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       | 1,601            | 100         | 1,601        | 165,447              |
| FGR       | 581              | 55          | 320          | 33,069               |
| FOP       | 43               | 30          | 13           | 1,343                |
| FOP       | 160              | 30          | 48           | 4,960                |
| TOTALS    | 2,385            |             | 1,982        | 204,820              |

| EXTRA FEATURES |            |             |         |   |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 695.00 | SF | 6.50  | 6.50           | 100       | 2024    |

| 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      | 50.00 | 120.00 | 1.00        | LT        | 1.00 |



| TOTAL OB/XF |            |             |         |   |   |        |    |       |                |           |         |
|-------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 695.00 | SF | 6.50  | 6.50           | 100       | 2024    |

| TOTAL OB/XF |            |             |         |   |   |        |    |       |                |           |         |
|-------------|------------|-------------|---------|---|---|--------|----|-------|----------------|-----------|---------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 695.00 | SF | 6.50  | 6.50           | 100       | 2024    |

| NASSAU COUNTY PROPERTY    |              |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--------------|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |              |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD     |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              | Tax Dist:    |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 204,820      |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 4,518        |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 65,000       |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 274,338      |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 0            |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 274,338      |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | HX HB 50,000 |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 224,338      |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 274,338      |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                | 209,338      |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |              |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 65,000       |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1013580   | CO ISSUED   | 0       | 03/02/2023 |
| 21013580   | NEW CONSTR  | 278,938 | 10/05/2021 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2629/0993                      | 3/30/2023 | SW           | Q      | I      | 01        | 355,000       |
| GRANTOR: RICHMOND AMERICAN HOM |           |              |        |        |           |               |
| GRANTEE: CREWS LONDON THOMAS   |           |              |        |        |           |               |
| 2451/0757                      | 4/07/2021 | SW           | Q      | V      | 05        | 2,612,500     |
| GRANTOR: THREE RIVERS DEVELOPE |           |              |        |        |           |               |
| GRANTEE: RICHMOND AMERICAN H   |           |              |        |        |           |               |

| BUILDING NOTES                                                           |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=40,0] E16 E19 S27 W10 S14 W11 S14 W4 S10 S1 W10 N66 \$ |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2023;ORIG=65,27] E10 S35 W20 W1 N7 N14 E11 N14 \$                |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2023;ORIG=40,0] E16 N10 W16 S10 \$                               |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2023;ORIG=50,65] E5 N3 W1 N7 W4 S10 \$                           |  |  |  |  |  |  |  |  |  |  |  |