

LOT 259
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

WEBB TERENCE LLOYD
75154 RED TWIG WAY
YULEE, FL 32097

2024

10-2N-26-2010-0259-0000



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		2.5 100
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	2,280	100	2,280	238,078
FGR	462	55	254	26,523
FOP	38	30	11	1,149
FSP	208	40	83	8,667
TOTALS	2,988		2,628	274,416

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	0	0	576.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	50.00	136.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,628	109.9200	104.42	274,416	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 2280											
HX Base Yr											

TOTAL OB/XF											
5,760											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		274,416	
TOTAL MARKET OB/XF VALUE		5,760	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		345,176	
SOH/AGL Deduction		0	
ASSESSED VALUE		345,176	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		345,176	
TOTAL JUST VALUE		345,176	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		331,458	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008077	CO ISSUED	0	11/02/2022
21008077	NEW CONSTR	328,756	09/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2600/0225	10/31/2022	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: WEBB TERENCE LLOYD					
2447/1450	3/29/2021	SW	Q	V	05
GRANTOR: THREE RIVERS DEVELOPE					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W27 FSP=[YR=2022] W13 S16 E13 N16\$ S16 W13 S58 E12 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E21 N21 W22 S21 E1\$ W1 N2 W5 S2 W1 \$ E1 N2 E5 N19 E22 N53\$.									