

LOT 381  
 TRIBUTARY PHASE 1A UNIT 4  
 OR 2498/240

REEVES JON MICHAEL & PATRICIA ANN  
 75364 PONDSIDE LN  
 YULEE, FL 32097

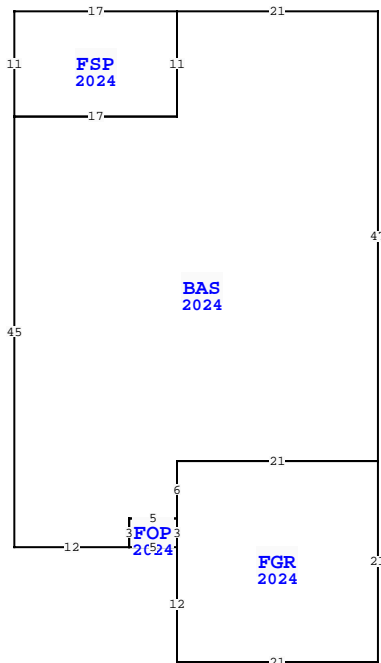
2024

10-2N-26-2010-0381-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		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
BAS	1,737	100	1,737
FGR	441	55	243
FOP	15	30	4
FSP	187	40	75
TOTALS	2,380		2,059
			221,404

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2024											
					Heated Area: 1737			HX Base Yr 2024			



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			221,404
TOTAL MARKET OB/XF VALUE			6,380
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			292,784
SOH/AGL Deduction			0
ASSESSED VALUE			292,784
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			242,784
TOTAL JUST VALUE			292,784
NCON VALUE			227,784
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208886	CO		05/05/2023
B2208886	NEW CONSTR	290,195	06/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/1168	5/25/2023	SW	Q	I	02	372,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: REEVES JON MICHAEL						
2568/1250	6/06/2022	SW	Q	V	05	1,193,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BAS=[YR=2024;ORIG=20,10] E17 N11 E21 S47 W21 S6 W5 S3 W12 N45 \$	
FSP=[YR=2024;ORIG=37,10] W17 N11 E17 S11 \$	
FOP=[YR=2024;ORIG=32,52] E5 S3 W5 N3 \$	
FGR=[YR=2024;ORIG=37,67] N12 N3 N6 E21 S21 W21 \$	

EXTRA FEATURES																
L N	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	0855	CONC PAVER	0	100	0	0			638.00	SF	10.00				10.00	6,380

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							