

LOT 487  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

NETHERLAND TYLER E & CRYSTAL  
 75309 CHARMER ALLEY  
 YULEE, FL 32097

2024

10-2N-26-2010-0487-0000

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	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
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	797	100	797
FGR	403	55	222
FOP	48	30	14
FOP	54	30	16
FUS	1,158	100	1,158
STR	56	10	6
TOTALS	2,516		2,213
			236,725

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024		236,725	2023	2023	0	0	0.00	100.00
Heated Area: 1955											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			236,725
TOTAL MARKET OB/XF VALUE			4,928
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			306,653
SOH/AGL Deduction			0
ASSESSED VALUE			306,653
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			306,653
TOTAL JUST VALUE			306,653
NCON VALUE			241,653
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210028	CO ISSUED	0	01/25/2023
B2210028	NEW CONSTR	310,633	06/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1976	1/31/2023	WD	Q	I	01	309,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NETHERLAND TYLER EL						
2567/0957	5/25/2022	SW	Q	V	05	344,900
GRANTOR: DFC REVOLVER II LLC						
GRANTEE: DREAM FINDERS HOMES						

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	0812	CONCRETE C	0	0	0	1,232.00	SF	4.00	4.00	100	2024	2023		100	4,928	

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

BUILDING NOTES	
FUS=[YR=2024;ORIG=0,0] E30 S40 W16 S1 W14 N16 E14 N4 W14 N21 \$	
BAS=[YR=2024;ORIG=60,0] E8 E2 S40 W9 W9 W12 N19 E19 N17 E1 N4 \$	
FGR=[YR=2024;ORIG=40,0] E20 S4 W1 S17 W19 N21 \$	
FOP=[YR=2024;ORIG=68,0] W8 N6 E8 S6 \$	
FOP=[YR=2024;ORIG=52,40] E9 S6 W9 N6 \$	
STR=[YR=2024;ORIG=0,21] E14 S4 W14 N4 \$	

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	000100	C	SFR	0		PUD	48.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000									