LOT 488
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

SAULS LUCAS ANDREW & CHRISTINA
75317 CHARMER ALLEY
YULEE, FL 32097

2024

10-2N-26-2010-0488-0000

BUILDING CHARACTERISTICS

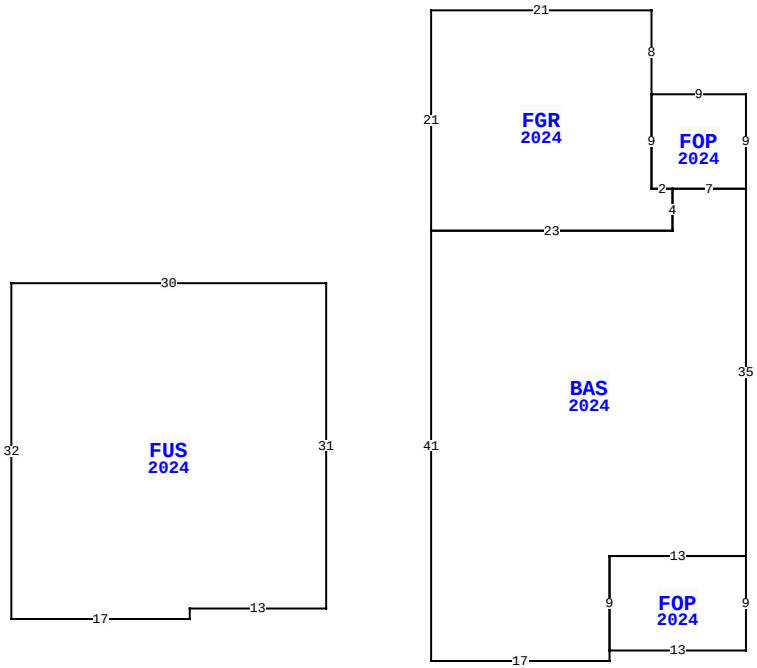
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	119,929
FGR	449	55	247	26,261
FOP	81	30	24	2,552
FOP	117	30	35	3,721
FUS	947	100	947	100,685
TOTALS	2,722		2,381	253,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,381	111.9160	106.32	253,148	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2075 HX Base Yr 2024



75317 CHARMER ALY, YULEE

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

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	986.00	SF	5.20	5.20	100	2024	2023		100	5,127	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,148
TOTAL MARKET OB/XF VALUE		5,127
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		323,275
SOH/AGL Deduction		0
ASSESSED VALUE		323,275
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		268,275
TOTAL JUST VALUE		323,275
NCON VALUE		258,275
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001832	CO ISSUED	0	02/10/2023
B2209924	NEW CONSTR	333,994	06/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1727	2/27/2023	WD	Q	I	01	335,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SAULS LUCAS ANDREW						
2567/0957	5/25/2022	SW	Q	V	05	344,900
GRANTOR: DFC REVOLVER II LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,28] E23 N4 E7 S35 W13 S9 S1 W17 N41 $
FUS=[YR=2024;ORIG=0,33] E30 S31 W13 S1 W17 N32 $
FGR=[YR=2024;ORIG=40,7] E21 S8 S9 E2 S4 W23 N21 $
FOP=[YR=2024;ORIG=70,59] S9 W13 N9 E13 $
FOP=[YR=2024;ORIG=70,24] W7 W2 N9 E9 S9 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,127

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		PUD	40.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/27/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS