

LOT 501
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

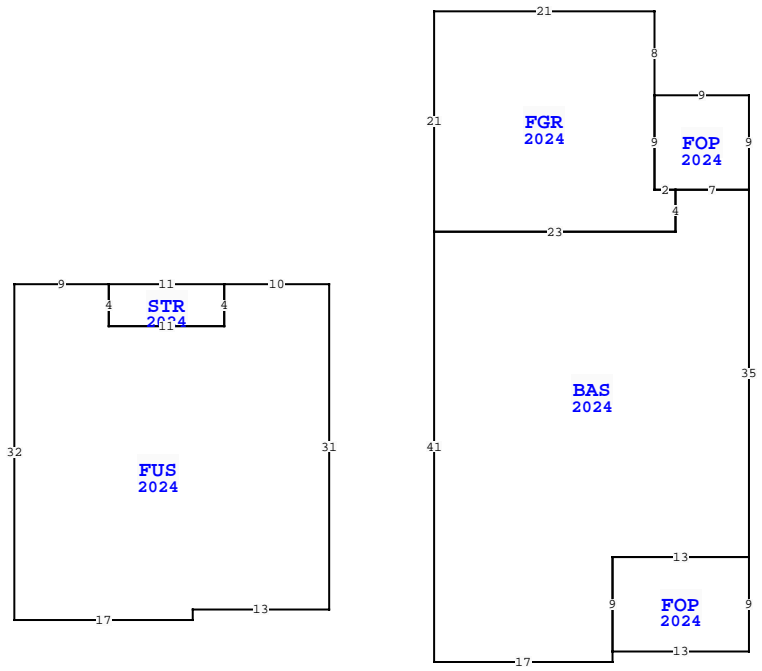
LANDERS BILLY JOE & ROBYNNE SOTO
 75474 BERRYHILL ALY
 YULEE, FL 32097

2024

10-2N-26-2010-0501-0000

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 Floor	14	CARPET	60
Interior Floor	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,341	111.9160	106.32	248,895	2023	2023	0	0	0	0.00	100.00	
1 SINGLE FAM - 0% - 2024													
Heated Area: 2031													
HX Base Yr													



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	903	100	903	96,007
STR	44	10	4	425
TOTALS	2,722		2,341	248,895

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	1,050.00	SF	4.00	4.00	100	2024	2023		100	4,200	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
75474 BERRYHILL ALY, YULEE			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			248,895
TOTAL MARKET OB/XF VALUE			4,200
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			318,095
SOH/AGL Deduction			0
ASSESSED VALUE			318,095
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			318,095
TOTAL JUST VALUE			318,095
NCON VALUE			253,095
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002640	CO ISSUED	0	02/27/2023
B2207739	NEW CONSTR	327,356	05/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/746	5/02/2023	WD	Q	I	01	350,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LANDERS BILLY JOE &						
2563/1043	5/11/2022	SW	Q	V	05	921,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINERS 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] E9 S4 E11 N4 E10 S31 W13 S1 W17 N32 \$													
FGR=[YR=2024;ORIG=40,7] E21 S8 S9 E2 S4 W23 N21 \$													
POP=[YR=2024;ORIG=70,59] S9 W13 N9 E13 \$													
FOP=[YR=2024;ORIG=70,24] W7 W2 N9 E9 S9 \$													
STR=[YR=2024;ORIG=9,37] E11 N4 W11 S4 \$													

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	40.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							