

LOT 504
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

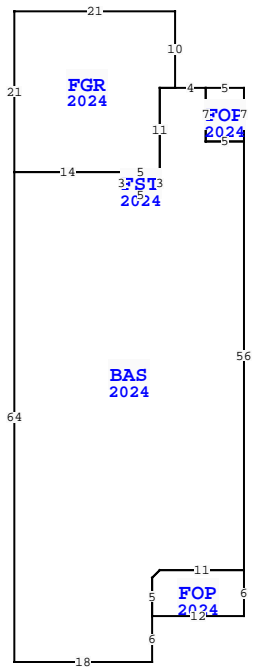
MEADOWS JIMMY M & BRENDA
 85202 MAJESTIC WALK BLVD
 FERNANDINA BEACH, FL 32034

2024

10-2N-26-2010-0504-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	
1	SINGLE FAM	- 0%	- 2024									
				Heated Area: 1848								
				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	1,848	100	1,848	196,997
FGR	419	55	230	24,518
FOP	35	30	10	1,066
FOP	72	30	22	2,345
FST	15	55	8	853
TOTALS	2,389		2,118	225,779

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	0811	CONCRETE B	0	0	0	0		610.00	SF	5.20			3,172	

75599 CANTERWOOD DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,779
TOTAL MARKET OB/XF VALUE		3,172
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		293,951
SOH/AGL Deduction		0
ASSESSED VALUE		293,951
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		293,951
TOTAL JUST VALUE		293,951
NCON VALUE		228,951
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001880	CO ISSUED	0	02/10/2023
B2208872	NEW CONSTR	297,388	06/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/1197	2/21/2023	WD	Q	I	02	315,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MEADOWS JIMMY M & B						
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=61,4] E4 S7 E5 S56 W11 D1L1 S5 S6 W18 N64 E14 S3 E5 N3 N11 E2 \$
FGR=[YR=2024;ORIG=40,-6] E21 S10 W2 S11 W5 W14 N21 \$
FOP=[YR=2024;ORIG=59,67] E11 S6 W12 N5 U1R1 \$
FOP=[YR=2024;ORIG=70,11] W5 N7 E5 S7 \$
FST=[YR=2024;ORIG=54,15] E5 S3 W5 N3 \$

LAND DESCRIPTION	TOTAL OB/XF																							
	3,172																							
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	124.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							