LOT 512
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

LAMB LANDON BRUCE & ALEX N
75233 CHELSEA GARDEN LANE
YULEE, FL 32097

**2024**

**10-2N-26-2010-0512-0000**

## BUILDING CHARACTERISTICS

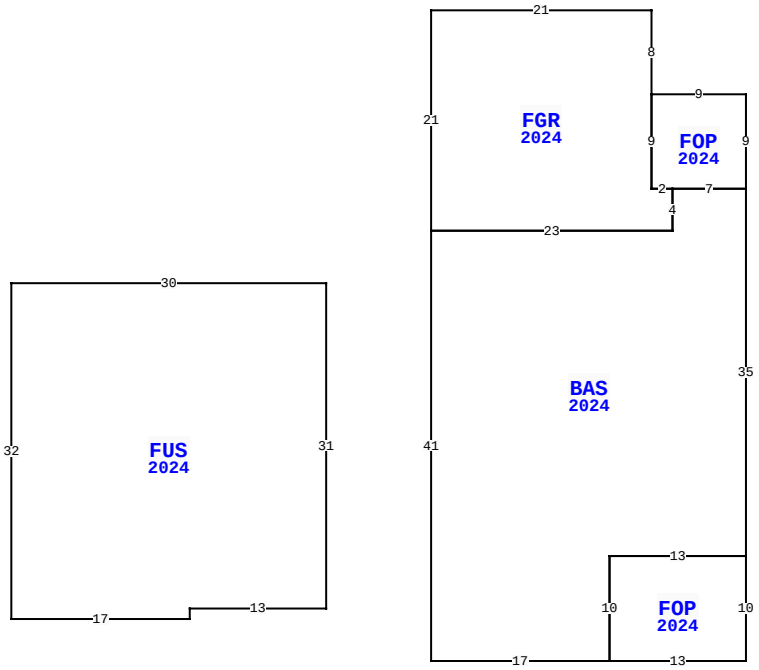
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 | 130 | 30 | 39 | 4,146 |
| FUS | 947 | 100 | 947 | 100,685 |
| TOTALS | 2,735 | | 2,385 | 253,573 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,385 | 111.9160 | 106.32 | 253,573 | 2023 | 2023 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 0% - 2024 Heated Area: 2075 HX Base Yr




75233 CHELSEA GARDEN LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 253,573 |
| TOTAL MARKET OB/XF VALUE | 5,127 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 323,700 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 323,700 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 323,700 |
| TOTAL JUST VALUE | 323,700 |
| NCON VALUE | 258,700 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 65,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22005332 | CO ISSUED | 0 | 03/01/2023 |
| 22009894 | NEW CONSTR | 334,689 | 06/28/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2638/1468 | 5/03/2023 | WD | Q | I | 01 | 350,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: LAMB LANDON BRUCE & | | | | | | |
| 2572/1294 | 6/21/2022 | SW | Q | V | 05 | 2,560,000 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,28] E23 N4 E7 S35 W13 S10 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] S10 W13 N10 E13 $
FOP=[YR=2024;ORIG=70,24] W7 W2 N9 E9 S9 $
.

## 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 | 0 | 0 | 0 | 986.00 | SF | 5.20 | 5.20 | 100 | 2024 | 2023 | | 100 | 5,127 | |

## 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 | 0 | | PUD | 40.00 | 127.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 04/28/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS