

LOT 517  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

TOMAN DILLON JOHN & KAITLYN  
 75185 CHELSEA GARDEN LANE  
 YULEE, FL 32097

2024

10-2N-26-2010-0517-0000

| 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        | 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 |
| 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        |
|                          |                  |               | 239,402      |

| 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      |                | 239,402        | 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     |           |             | 239,402  |
| TOTAL MARKET OB/XF VALUE  |           |             | 4,992    |
| TOTAL LAND VALUE - MARKET |           |             | 65,000   |
| TOTAL MARKET VALUE        |           |             | 309,394  |
| SOH/AGL Deduction         |           |             | 0        |
| ASSESSED VALUE            |           |             | 309,394  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 309,394  |
| TOTAL JUST VALUE          |           |             | 309,394  |
| NCON VALUE                |           |             | 244,394  |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 65,000   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22005426   | CO ISSUED   | 0       | 03/01/2023 |
| 22010971   | NEW CONSTR  | 310,633 | 07/19/2022 |

| SALES DATA        |           |           |       |       |        |            |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2632/594          | 4/06/2023 | WD        | Q     | I     | 01     | 320,000    |

GRANTOR: DREAM FINDERS HOMES L  
 GRANTEE: TOMAN DILLON JOHN &  
 2572/1294 6/21/2022 SW Q V 05 2,560,000  
 GRANTOR: THREE RIVERS DEVELOPE  
 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     | 0  |       | 4.00           | 100       | 2024    | 2023        |   | 100    | 4,992           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  | 4,992 |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|-------|--|--|--|
|             |  |  |  |  |  |  |  |  |  |  |  |       |  |  |  |

| 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 \$                 |  |  |  |  |  |  |  |  |  |  |  |
| STR=[YR=2024;ORIG=0,21] E14 S4 W14 N4 \$                         |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2024;ORIG=52,40] E9 S6 W9 N6 \$                          |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2024;ORIG=68,0] W8 N6 E8 S6 \$                           |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |     | TOTAL OB/XF |        |         |            |                |            |                             |      |         |      |     |    | 4,992  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|
| 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 | 127.00 | 1.00        | LT        |     | 1.00        | 1.00   | 1.00    | 65,000.00  | 65,000.00      | 65,000     |                             |      |         |      |     |    |        |  |  |  |