LOT 553
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

SUPERALES VICTOR M & IDIL VAY
75425 FOX CROSS AVENUE
YULEE, FL 32097

2024

10-2N-26-2010-0553-0000

BUILDING CHARACTERISTICS

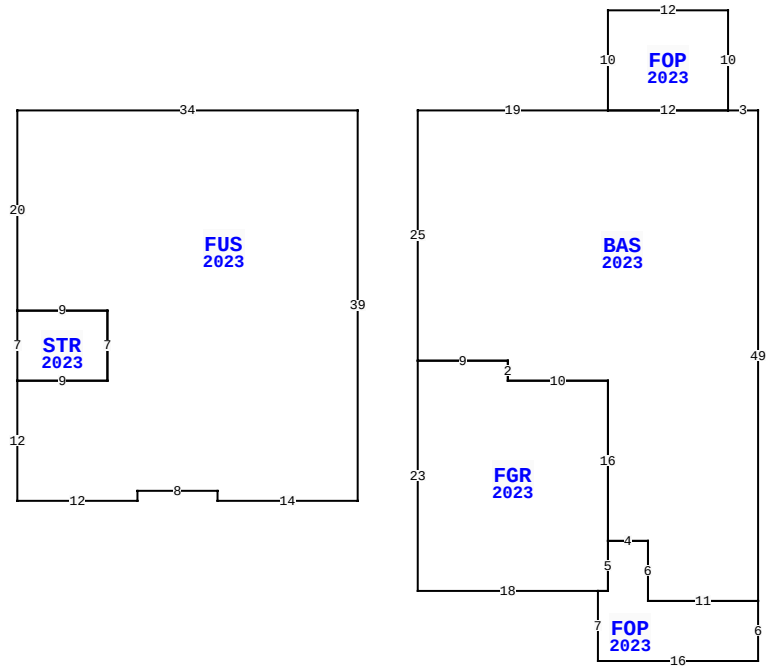
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,206	100	1,206	125,605
FGR	417	55	229	23,850
FOP	120	30	36	3,749
FOP	121	30	36	3,749
FUS	1,255	100	1,255	130,708
STR	63	10	6	625
TOTALS	3,182		2,768	288,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,768	109.6320	104.15	288,287	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2461 HX Base Yr



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

75425 FOX CROSS AV, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	288,287
TOTAL MARKET OB/XF VALUE	3,328
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	356,615
SOH/AGL Deduction	0
ASSESSED VALUE	356,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,615
TOTAL JUST VALUE	356,615
NCON VALUE	291,615
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-02343	CO		09/12/2023
B2302343	NEW CONSTR	394,072	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/281	2/28/2024	WD	Q	I	01	450,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SUPERALES VICTOR M						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=0,0] E34 S39 W14 N1 W8 S1 W12 N12 E9 N7 W9 N20 $
BAS=[YR=2023;ORIG=40,0] E19 E12 E3 S49 W11 N6 W4 N16 W10 N2 W9 N25 $
FGR=[YR=2023;ORIG=40,25] E9 S2 E10 S16 S5 W1 W18 N23 $
FOP=[YR=2023;ORIG=59,43] E4 S6 E11 S6 W16 N7 E1 N5 $
FOP=[YR=2023;ORIG=71,0] W12 N10 E12 S10 $
STR=[YR=2023;ORIG=0,20] E9 S7 W9 N7 $
.

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	640.00	SF	5.20	5.20	100	2024	2023		100	3,328	

LAND DESCRIPTION

TOTAL OB/XF 3,328

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	45.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/03/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS