LOT 554
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

HERNANDEZ ANTONIA YHOANNY/SOLINO ESPINAL ELVIS DAN
75417 FOX CROSS AVE
YULEE, FL 32097

2024

10-2N-26-2010-0554-0000

BUILDING CHARACTERISTICS

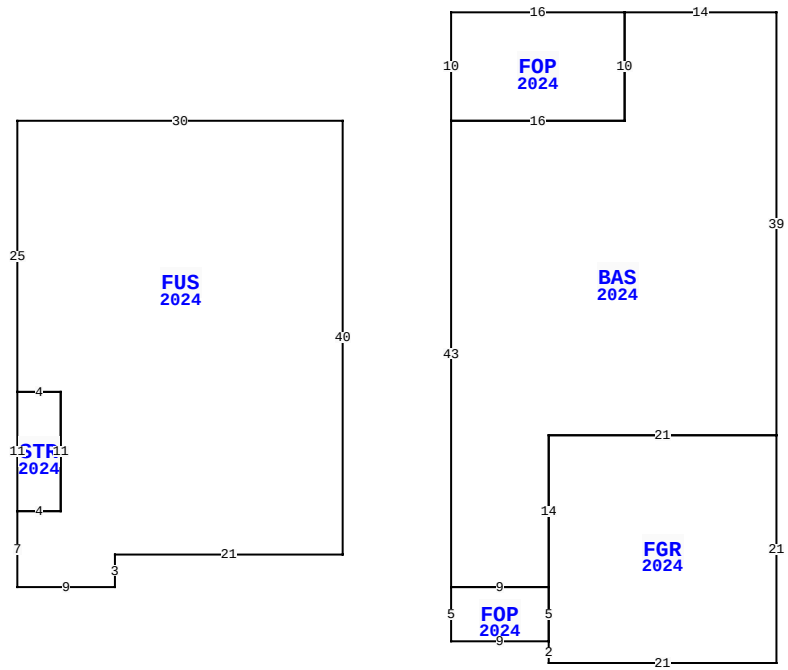
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,136	100	1,136	117,281
FGR	441	55	243	25,087
FOP	45	30	14	1,445
FOP	160	30	48	4,956
FUS	1,183	100	1,183	122,133
STR	44	10	4	413
TOTALS	3,009		2,628	271,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,628	108.6720	103.24	271,315	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 50% - 2024 Heated Area: 2319 HX Base Yr 2024



75417 FOX CROSS AV, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,315
TOTAL MARKET OB/XF VALUE		3,783
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		340,098
SOH/AGL Deduction		0
ASSESSED VALUE		340,098
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		290,098
TOTAL JUST VALUE		340,098
NCON VALUE		275,098
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07013	CO		11/14/2023
B23-07013	SFR	368,452	05/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/1950	11/21/2023	WD	Q	I	01	425,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HERNANDEZ ANTONIA Y						
2634/53	4/21/2023	SW	Q	V	05	230,500
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=30,20] W30 S25 E4 S11 W4 S7 E9 N3 E21 N40 $
BAS=[YR=2024;ORIG=70,49] W21 S14 W9 N43 E16 N10 E14 S39 $
FGR=[YR=2024;ORIG=49,49] E21 S21 W21 N2 N5 N14 $
FOP=[YR=2024;ORIG=56,20] W16 N10 E16 S10 $
FOP=[YR=2024;ORIG=49,63] S5 W9 N5 E9 $
STR=[YR=2024;ORIG=0,45] E4 S11 W4 N11 $
.

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	0810	CONCRETE A	0	50	0	0	582.00	SF	6.50	6.50	100	2024	2023		100	3,783	

LAND DESCRIPTION

TOTAL OB/XF 3,783

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

REVIEW DATE 12/12/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS