LOT 557
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

TAYLOR JAKE & CARSON AMBERBROOK
75393 FOX CROSS AVE
YULEE, FL 32097

2024

10-2N-26-2010-0557-0000

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

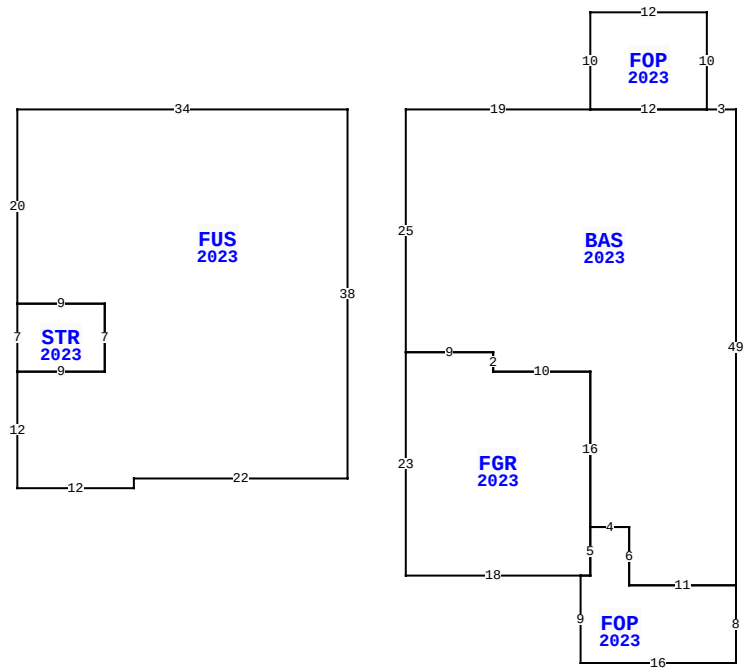
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

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	153	30	46	4,791
FUS	1,241	100	1,241	129,250
STR	63	10	6	625
TOTALS	3,200		2,764	287,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,764	109.6320	104.15	287,871	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2447 HX Base Yr



75393 FOX CROSS AV, 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	287,871
TOTAL MARKET OB/XF VALUE	3,328
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	356,199
SOH/AGL Deduction	0
ASSESSED VALUE	356,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,199
TOTAL JUST VALUE	356,199
NCON VALUE	291,199
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-07012	CO		12/04/2023
B23-07012	SFR	391,960	05/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/87	2/27/2024	WD	Q	I	01	440,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TAYLOR JAKE & CARSO						
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=2023;ORIG=0,0] E34 S38 W22 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=71,0] W12 N10 E12 S10 $
FOP=[YR=2023;ORIG=59,43] E4 S6 E11 S8 W16 N9 E1 N5 $
STR=[YR=2023;ORIG=0,20] E9 S7 W9 N7 $
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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 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