

LOT 569
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

DAVIS JESSICA LEIGH
75270 PLUMBAGO TRC
YULEE, FL 32097

2024

10-2N-26-2010-0569-0000



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	13	LVT/LAMMT 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 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	1,601	100	1,601	165,447
FGR	581	55	320	33,069
FOP	48	30	14	1,447
FOP	160	30	48	4,960
TOTALS	2,390		1,983	204,923

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,983	108.7800	103.34	204,923	2023	2023	0	0	0	0.00	100.00	
1 SINGLE FAM - 0% - 2024 Heated Area: 1601 HX Base Yr													
75270 PLUMBAGO TRC, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
STANDARD									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 204,923									
TOTAL MARKET OB/XF VALUE 3,328									
TOTAL LAND VALUE - MARKET 65,000									
TOTAL MARKET VALUE 273,251									
SOH/AGL Deduction 0									
ASSESSED VALUE 273,251									
TOTAL EXEMPTION VALUE 0									
BASE TAXABLE VALUE 273,251									
TOTAL JUST VALUE 273,251									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 65,000									