

LOT 591
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

CRAWFORD DAVID MICHAEL
75503 CANTERWOOD DR
YULEE, FL 32097

2024

10-2N-26-2010-0591-0000



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	11	CLAY TILE 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
Occupancy	00	NONE 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	1,752	100	1,752	188,393
FGR	400	55	220	23,657
FOP	99	30	30	3,226
FOP	150	30	45	4,839
TOTALS	2,401		2,047	220,114

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	640.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	45.00	127.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,047	113.1900	107.53	220,114	2023	2023	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2024 Heated Area: 1752 HX Base Yr 2024												
75503 CANTERWOOD DR, YULEE												

TOTAL OB/XF 3,328												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0 100	0	0	640.00	SF	5.20	5.20	100	2024	2023

TOTAL OB/XF 3,328												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0 100	0	0	640.00	SF	5.20	5.20	100	2024	2023

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		220,114	
TOTAL MARKET OB/XF VALUE		3,328	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		288,442	
SOH/AGL Deduction		96,570	
ASSESSED VALUE		191,872	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		136,872	
TOTAL JUST VALUE		288,442	
NCON VALUE		223,442	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302331	CO		08/15/2023
B2302331	NEW CONSTR	284,148	02/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/885	10/19/2023	WD	Q	I	01	380,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CRAWFORD DAVID MICH						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES												
BAS=[YR=2024;ORIG=-35,0] E20 S10 E15 S52 W10 W1 N2 W4 N11 W20 N49 \$												
FGR=[YR=2024;ORIG=-16,69] W19 N20 E20 S11 S9 W1 \$												
FOP=[YR=2024;ORIG=-15,0] E15 S10 W15 N10 \$												
FOP=[YR=2024;ORIG=-10,62] E10 S5 W10 S3 W6 N1 E1 N9 E4 S2 E1 \$												
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