

KNABLIN CHRISTOPHER FREDERICK & BETHANY SUE
75495 CANTERWOOD DR
YULEE, FL 32097

10-2N-26-2010-0592-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

3103HARDIE BRD 100

03GABLE/HIP 100

05COMP SHNGL 100

05DRYWALL 100

13LVT/LAMNT 50

14CARPET 50

03CENTRAL 100

04AIR DUCTED 100

31002.5100WOOD FRAME 100

2.002.1000100NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

03Quality Level 03

0100SINGLE FAMILY

MKT AREA05

5020.00

79010079081,639

4405524225,008

6030181,860

14030424,340

1,1751001,175121,425

68107723

TOTALS

2,673

2,274

234,995

EXTRA FEATURES

L N

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

10811CONCRETE B

00000

640.00SF

5.20

5.20

100

2024

2023

100

3,328

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,274108.7800103.34234,99520232023000.00100.00

1 SINGLE FAM - 0% - 2024

Heated Area: 1965

HX Base Yr

FUS2024

FOP2024

BAS2024

FGR2024

STR2024

FOP2024

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

234,995

3,328

65,000

303,323

0

303,323

0

303,323

303,323

234,995

65,000

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V / IRSN CD SALE PRICE

2701/17423/19/2024WDQI02386,000

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:KNABLIN CHRISTOPHER

2574/09506/24/2022SWQV051,843,300

GRANTOR:HDP TRIBUTARY LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=0,0] W30 S42 E13 N1 E13 N17 E4 N24 \$
BAS=[YR=2024;ORIG=34,0] E16 S41 W10 N22 W20 N19 E14 \$
FGR=[YR=2024;ORIG=40,41] W20 N22 E20 S22 \$
FOP=[YR=2024;ORIG=20,0] N10 E14 S10 W14 \$
STR=[YR=2024;ORIG=-4,41] E4 N17 W4 S17 \$
FOP=[YR=2024;ORIG=50,41] S6 W10 N6 E10 \$
PTR=[ORIG=20,0] W20 E20 \$
.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0PUD45.00127.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE09/19/2023BYKW

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