

LOT 598  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

REYNOLDS CHRISTOPHER MATTHEW ANTONIO/EDEMA HASANGA  
 75564 CANTERWOOD DR  
 YULEE, FL 32097

2024

10-2N-26-2010-0598-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 65,000 <b>TOTAL MARKET VALUE</b> 65,000 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 65,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 65,000 <b>TOTAL JUST VALUE</b> 65,000 NCON VALUE 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 65,000											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 240006849      CO           06/10/2024 CO240006550      PRIVATE PROVIDER      338,424      06/03/2024 B2312168      SFR      338,424      09/25/2023											
																				<b>SALES DATA</b> OFF RECORD      DATE      TYPE      Q      V      RSN      SALE Number           INST      U      I      CD      PRICE 2719/923      6/07/2024      SW      Q      I      01      412,500 GRANTOR: RICHMOND AMERICAN HOM GRANTEE: REYNOLDS CHRISTOPHE 2522/0861      12/15/2021      SW      Q      V      05      4,393,200 GRANTOR: THREE RIVERS DEVELOPE GRANTEE: RICHMOND AMERICAN H											
<b>TOTALS</b> <b>EXTRA FEATURES</b>										75564 CANTERWOOD DR, YULEE BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																					
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															
																	<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>														
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000135	C	SFR CNSVTN	0		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000														
<b>REVIEW DATE</b> 06/13/2024 <b>BY</b> TW    Total Acres: 0.00    Total Land Value: 65,000    Market: 0    Agricultural: 0    Common: 65,000 <b>PRINTED 08/06/2024 BY SYS</b>																															