LOT 609
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

HALL LATANYA
75476 CANTERWOOD DRIVE
YULEE, FL 32097

2024

10-2N-26-2010-0609-0000

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

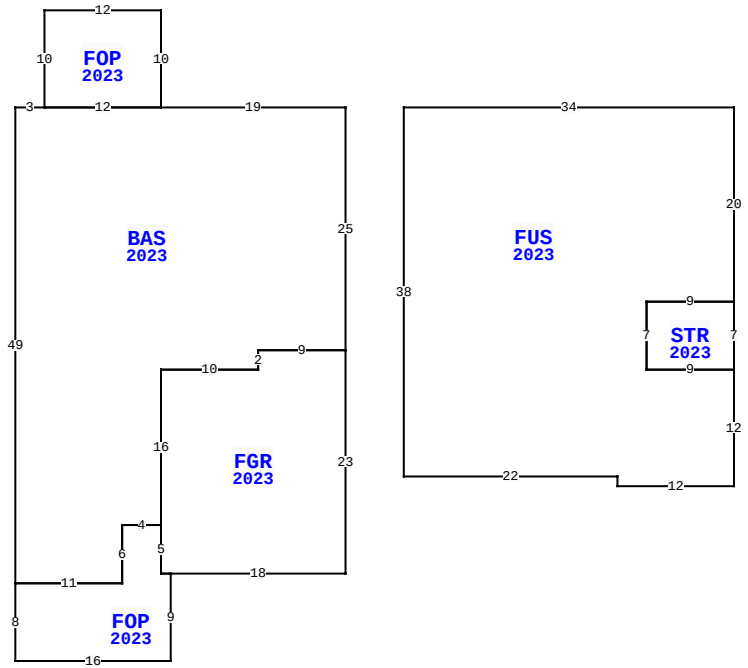
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

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 – 100% - 2024 Heated Area: 2447 HX Base Yr 2024



75476 CANTERWOOD DR, 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		3,286
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		356,157
SOH/AGL Deduction		0
ASSESSED VALUE		356,157
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		306,157
TOTAL JUST VALUE		356,157
NCON VALUE		291,157
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302335	CO		08/15/2023
B2302335	NEW CONSTR	391,990	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/851	8/24/2023	WD	Q	I	01	455,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HALL LATANYA						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=74,0] W34 S38 E22 S1 E12 N12 W9 N7 E9 N20 $
BAS=[YR=2023;ORIG=34,0] W19 W12 W3 S49 E11 N6 E4 N16 E10 N2 E9 N25 $
FGR=[YR=2023;ORIG=34,25] W9 S2 W10 S16 S5 E1 E18 N23 $
FOP=[YR=2023;ORIG=3,0] E12 N10 W12 S10 $
FOP=[YR=2023;ORIG=15,43] W4 S6 W11 S8 E16 N9 W1 N5 $
STR=[YR=2023;ORIG=74,20] W9 S7 E9 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	100	0	0	632.00	SF	5.20	5.20	100	2024	2023		100	3,286	

LAND DESCRIPTION

TOTAL OB/XF 3,286

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	000135	C	SFR CNSVTN	100		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 09/19/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS