LOT 638
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

FORTYZ-JIMENEZ NOEMI E/RIVERA-AGOSTO SIXTO
75208 PLUMBAGO TRACE
YULEE, FL 32097

2024

10-2N-26-2010-0638-0000

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

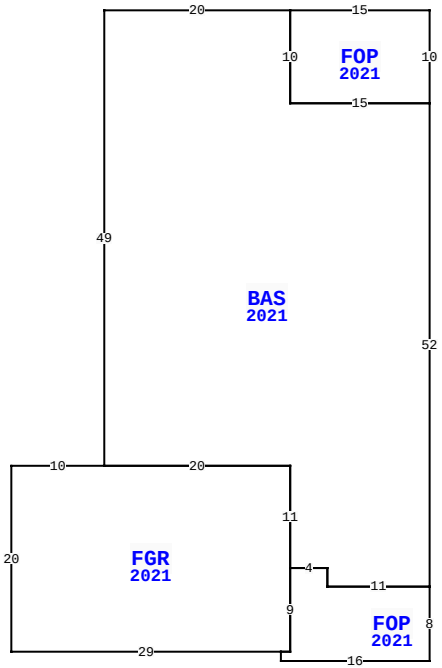
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	1,752	188,393
FGR	600	55	330	35,485
FOP	129	30	39	4,194
FOP	150	30	45	4,839
TOTALS	2,631		2,166	232,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,166	113.1900	107.53	232,910	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1752 HX Base Yr 2024



75208 PLUMBAGO TRC, 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		232,910
TOTAL MARKET OB/XF VALUE		4,496
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		302,406
SOH/AGL Deduction		7,343
ASSESSED VALUE		295,063
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		245,063
TOTAL JUST VALUE		302,406
NCON VALUE		237,406
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-02833	CO		09/20/2023
23002833	NEW CONSTR	291,218	03/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2675/143	10/12/2023	WD	Q	I	01	405,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FORTYZ-JIMENEZ NOEM						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-35,0] E20 S10 E15 S52 W11 N2 W4 N11 W20 N49 $
FGR=[YR=2021;ORIG=-16,69] W29 N20 E10 E20 S11 S9 W1 $
FOP=[YR=2021;ORIG=-15,0] E15 S10 W15 N10 $
FOP=[YR=2021;ORIG=0,62] S8 W16 N1 E1 N9 E4 S2 E11 $
.

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	0812	CONCRETE C	0	100	0	0	1,124.00	SF	4.00	4.00	100	2024	2023		100	4,496	

LAND DESCRIPTION

TOTAL OB/XF 4,496

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	82.00	118.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 09/20/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS