LOT 642
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

BECK HUNTER & MORGAN
75251 PUMBAGO TRACE
YULEE, FL 32097

2024

10-2N-26-2010-0642-0000

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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

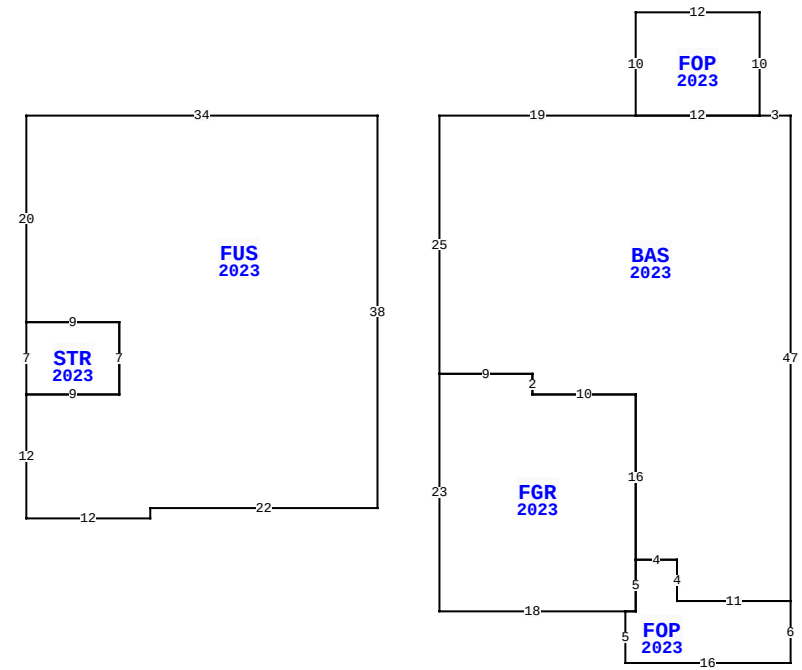
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	1,184	122,236
FGR	417	55	229	23,642
FOP	111	30	33	3,407
FOP	120	30	36	3,717
FUS	1,241	100	1,241	128,121
STR	63	10	6	619
TOTALS	3,136		2,729	281,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,729	108.6720	103.24	281,742	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2425 HX Base Yr 2024



75251 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		281,742
TOTAL MARKET OB/XF VALUE		3,411
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		350,153
SOH/AGL Deduction		0
ASSESSED VALUE		350,153
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		300,153
TOTAL JUST VALUE		350,153
NCON VALUE		285,153
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-02835	CO		09/25/2023
23002835	NEW CONSTR	398,931	03/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2671/1351	9/26/2023	WD	Q	I	01	458,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BECK HUNTER & MORGA						
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=0,0] E34 S38 W22 S1 W12 N12 E9 N7 W9 N20 $
BAS=[YR=2023;ORIG=40,0] E19 E12 E3 S47 W11 N4 W4 N16 W10 N2 W9 N25 $
FGR=[YR=2023;ORIG=40,25] E9 S2 E10 S16 S5 W1 W18 N23 $
FOP=[YR=2023;ORIG=71,0] W12 N10 E12 S10 $
FOP=[YR=2023;ORIG=59,43] E4 S4 E11 S6 W16 N5 E1 N5 $
STR=[YR=2023;ORIG=0,20] E9 S7 W9 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	656.00	SF	5.20	5.20	100	2024	2023		100	3,411	

LAND DESCRIPTION

TOTAL OB/XF 3,411

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	000134	C	SFR POND	100		PUD	62.00	125.00	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