

LOT 643
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

MILLER GRAHAM CRAWFORD & CHRISTINE PETRAS
 75259 PLUMBAGO TRACE
 YULEE, FL 32097

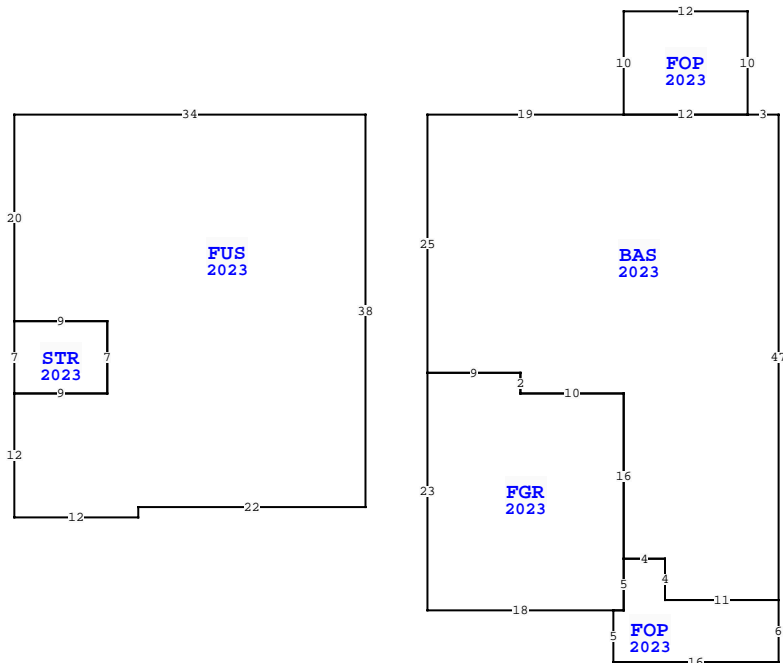
2024

10-2N-26-2010-0643-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	1,184	100	1,184
FGR	417	55	229
FOP	111	30	33
FOP	120	30	36
FUS	1,241	100	1,241
STR	63	10	6
TOTALS	3,136		2,729

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2024		291,457	2023	2023	0	0	0.00	100.00
Heated Area: 2425 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			291,457
TOTAL MARKET OB/XF VALUE			2,995
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			359,452
SOH/AGL Deduction			53,585
ASSESSED VALUE			305,867
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			255,867
TOTAL JUST VALUE			359,452
NCON VALUE			294,452
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302837	CO		07/24/2023
23002837	NEW CONSTR	386,979	03/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/1461	9/22/2023	WD	Q	I	01	480,000
GRANTOR: DREAM FINDERS HOME LL						
GRANTEE: MILLER GRAHAM CRAWF						
2619/1446	2/07/2023	SW	Q	V	01	76,900
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2024

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES											
BAS=[YR=2023;ORIG=40,0] E19 E12 E3 S47 W11 N4 W4 N16 W10 N2 W9 N25 \$											
FOP=[YR=2023;ORIG=71,0] W12 N10 E12 S10 \$											
FGR=[YR=2023;ORIG=40,25] E9 S2 E10 S16 S5 W1 W18 N23 \$											
FOP=[YR=2023;ORIG=59,43] E4 S4 E11 S6 W16 N5 E1 N5 \$											
FUS=[YR=2023;ORIG=0,0] E34 S38 W22 S1 W12 N12 E9 N7 W9 N20 \$											
STR=[YR=2023;ORIG=0,20] E9 S7 W9 N7 \$											

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	DPH 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	45.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							