

LOT 647
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

MCKENZIE ADAM PATRICK & AVA CLAYTON
75291 PLUMBAGO TRCE
YULEE, FL 32097

2024

10-2N-26-2010-0647-0000



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 Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,039	100	2,039	214,503
FGR	441	55	243	25,564
FOP	20	30	6	631
FOP	160	30	48	5,050
TOTALS	2,660		2,336	245,747

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	656.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	55.00	125.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,336	110.7400	105.20	245,747	2023	2023	0	0	0.00	100.00	
1 SINGLE FAM - 0% - 2024 Heated Area: 2039 HX Base Yr												

TOTAL OB/XF 3,411												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	0	0	656.00	SF	5.20	5.20	100	2024	2023

TOTAL OB/XF 3,411												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	0	0	656.00	SF	5.20	5.20	100	2024	2023

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 1 4												
VALUATION BY STANDARD												
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE 245,747												
TOTAL MARKET OB/XF VALUE 3,411												
TOTAL LAND VALUE - MARKET 65,000												
TOTAL MARKET VALUE 314,158												
SOH/AGL Deduction 0												
ASSESSED VALUE 314,158												
TOTAL EXEMPTION VALUE 0												
BASE TAXABLE VALUE 314,158												
TOTAL JUST VALUE 314,158												
NCON VALUE 249,158												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 65,000												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05280	C0		10/14/2023
B23-05280	SFR	327,988	04/24/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2674/1928	10/18/2023	SW	Q	I	01	408,800	
GRANTOR:RICHMOND AMERICAN HOM							
GRANTEE:MCKENZIE ADAM PATRI							
2522/0861	12/15/2021	SW	Q	V	05	4,393,200	
GRANTOR:THREE RIVERS DEVELOPE							
GRANTEE:RICHMOND AMERICAN H							

BUILDING NOTES												
BAS=[YR=2023;ORIG=56,10] W16 W19 S49 E21 S16 E4 S5 S5 E10 N75 \$												
FGR=[YR=2023;ORIG=21,59] E21 S16 S5 W21 N21 \$												
FOP=[YR=2023;ORIG=40,0] S10 E16 N10 W16 \$												
FOP=[YR=2023;ORIG=46,75] W4 S5 E4 N5 \$												