

LOT 1
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

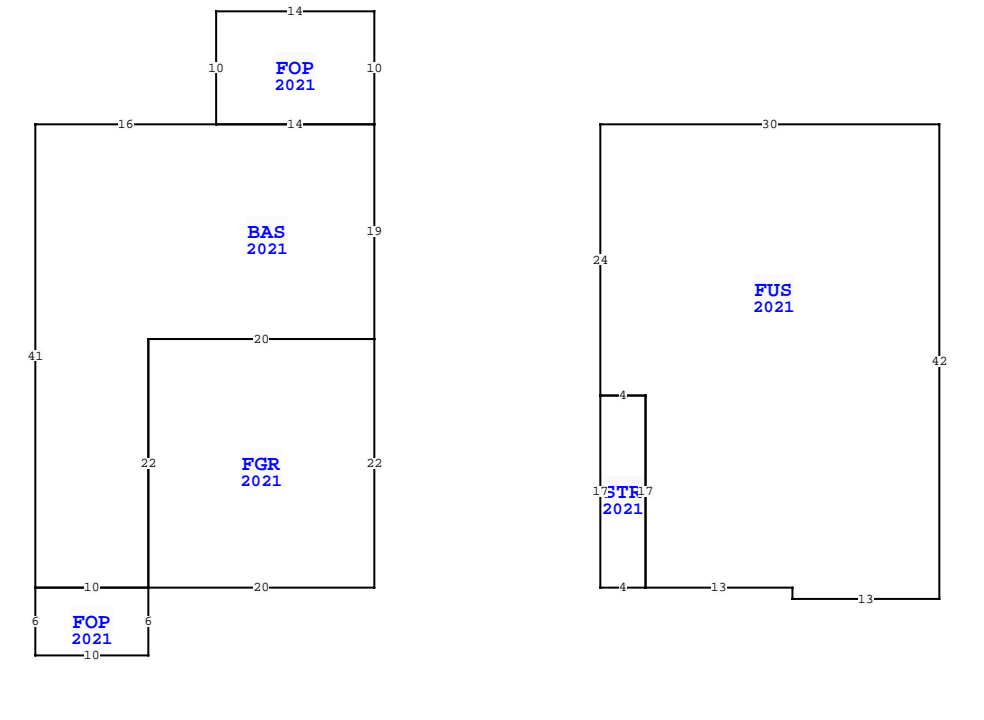
LIMBAGA JHOANNE T & FIDELINO S JR
 12650 JOSSLYN LN
 JACKSONVILLE, FL 32246

2025

10-2N-26-2010-0001-0000

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 Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
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
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,274	114.2190	114.22	259,736	2021	2021	0	0	1.00	99.00		



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 05			
NEIGHBORHOOD/LOC	5020.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	790	100	2021	790	89,332
FGR	440	55	2021	242	27,365
FOP	60	30	2021	18	2,035
FOP	140	30	2021	42	4,749
FUS	1,175	100	2021	1,175	132,867
STR	68	10	2021	7	792
TOTALS	2,673			2,274	257,139

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		257,139	
TOTAL MARKET OB/XF VALUE		2,728	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		324,867	
SOH/AGL Deduction		0	
ASSESSED VALUE		324,867	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		324,867	
TOTAL JUST VALUE		324,867	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,548	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000165	CO ISSUED	0	04/12/2021
21000165	NEW CONSTR	267,227	01/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/0011	4/16/2021	WD	Q	I	01	280,000

GRANTOR: DREAM FINDERS HOMES L
 GRANTEE: LIMBAGA JHOANNE T &
 2418/1111 12/15/2020 SW Q V 05 719,600
 GRANTOR: THREE RIVERS DEVELOPE
 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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0		5.20	100	2021	2021	3	99	2,728	

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

BUILDING NOTES													
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BUILDING DIMENSIONS
 FOP=[YR=2021] N10 W14 S10 BAS=[YR=2021] W16 S41
 FOP=[YR=2021] S6 E10 N6 W10\$ E10 FGR=[YR=2021] E20 N22 W20
 S22\$ N22 E20 N19 W14\$ E14\$ PTR=E20 FUS=[YR=2021] E30 S42 W13
 N1 W13 STR=[YR=2021] W4 N17 E4 S17\$ N17 W4 N24\$ W20\$.

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	000135	C	RES NATURAL	0		PUD	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							