

LOT 3
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

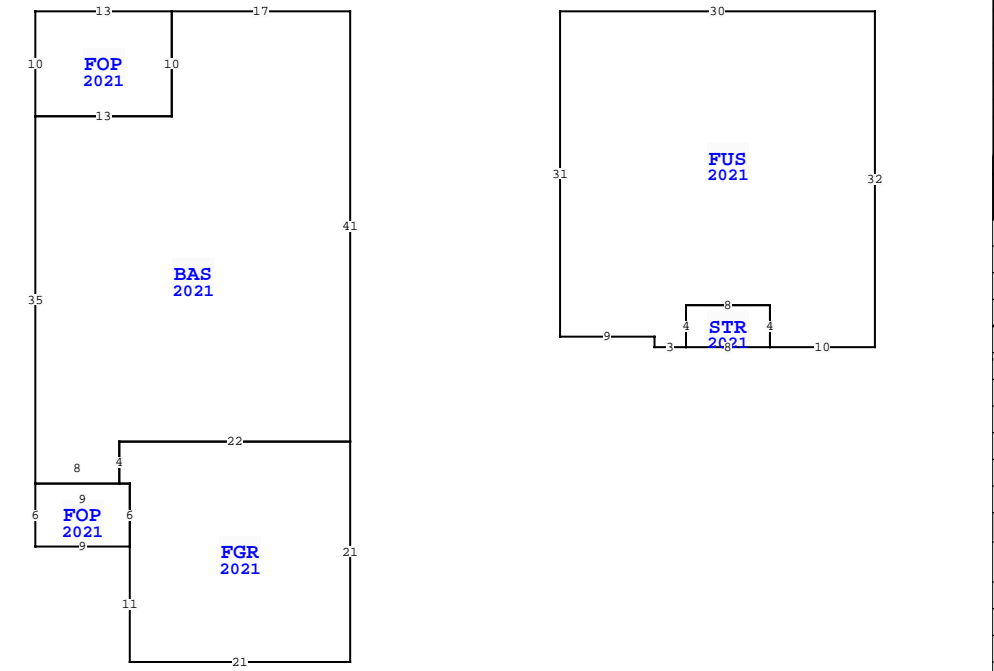
KLINE/
 75883 SAFFRON LANE
 YULEE, FL 32097

2025

10-2N-26-2010-0003-0000

| 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 | 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 |
| 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 |
| BAS | 1,132 | 100 | 2021 |
| FGR | 445 | 55 | 2021 |
| FOP | 54 | 30 | 2021 |
| FOP | 130 | 30 | 2021 |
| FUS | 919 | 100 | 2021 |
| STR | 32 | 10 | 2021 |
| TOTALS | 2,712 | | |

| 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% | - 2022 | | | | | | | | |
| Heated Area: 2051 HX Base Yr 2022 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 263,785 |
| TOTAL MARKET OB/XF VALUE | | | 2,919 |
| TOTAL LAND VALUE - MARKET | | | 65,000 |
| TOTAL MARKET VALUE | | | 331,704 |
| SOH/AGL Deduction | | | 51,431 |
| ASSESSED VALUE | | | 280,273 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 229,551 |
| TOTAL JUST VALUE | | | 331,704 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 307,787 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 20009691 | CO ISSUED | 0 | 03/22/2021 |
| 20009691 | NEW CONSTR | 275,363 | 10/14/2020 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 9999/9999 | 3/31/2021 | CN | Q | I | 01 | 287,900 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: KLINE | | | | | | |
| 2394/0890 | 9/21/2020 | SW | Q | V | 05 | 855,100 |
| 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 | 100 | 0 | 0 | | 5.20 | 100 | 2021 | 2021 | 3 | 99 | 2,919 | |

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2021] W17 FOP=[YR=2021] W13 S10 E13 N10\$ S10 W13 S35 FOP=[YR=2021] S6 E9 FGR=[YR=2021] S11 E21 N21 W22 S4 E1 S6\$ N6 W9\$ E8 N4 E22 N41 \$ PTR=E20 FUS=[YR=2021] E30 S32 W10 STR=[YR=2021] W8 N4 E8S4\$ N4 W8 S4 W3 N1 W9 N31\$ 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 | DPHT 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 | 100 | | PUD | 45.00 | 120.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |