

LOT 4
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

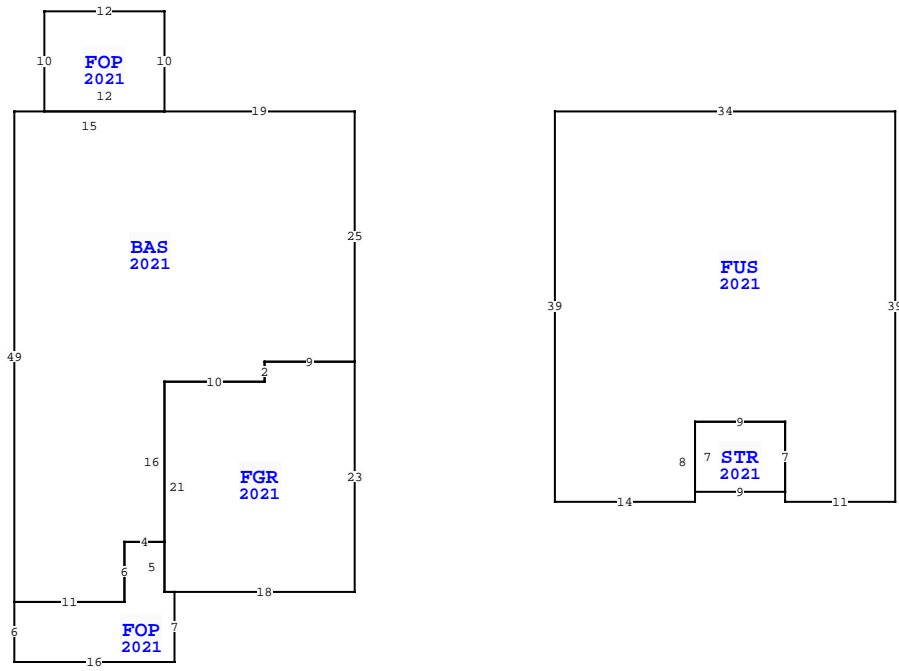
FULLER JERRIT RUSSELL & SARAH M
 75891 SAFFRON LN
 YULEE, FL 32097

2025

10-2N-26-2010-0004-0000

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	05	STEEL	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	1,206	100	2021
FGR	417	55	2021
FOP	120	30	2021
FOP	121	30	2021
FUS	1,254	100	2021
STR	63	10	2021
TOTALS	3,181		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2025								
					Heated Area: 2460						
						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			300,970
TOTAL MARKET OB/XF VALUE			3,411
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			369,381
SOH/AGL Deduction			0
ASSESSED VALUE			369,381
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			369,381
TOTAL JUST VALUE			369,381
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010651	CO ISSUED	0	03/23/2021
20010651	NEW CONSTR	323,957	11/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/0947	3/31/2021	WD Q	Q	I	02	298,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FULLER JERRIT RUSSE						
2394/0890	9/21/2020	SW Q	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	0810	CONCRETE A	0	0	0	530.00	SF	6.50	6.50	100	2021	2021	3	99	3,411	

75891 SAFFRON LN, YULEE

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2021] W19 FOP=[YR=2021] N10 W12 S10 E12\$ W15 S49									
FOP=[YR=2021] S6 E16 N7 FGR=[YR=2021] E18 N23 W9 S2 W10 S21									
E1\$ W1 N5 W4 S6 W11\$ E11 N6 E4 N16 E10 N2 E9 N25\$ PTR=E20									
FUS=[YR=2021] E34 S39 W11 N1 STR=[YR=2021] W9 N7 E9 S7\$ N7 W9									
S8 W14 N39\$ 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							