LOT 7
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

LEMON DANA R
75915 SAFFRON LN
YULEE, FL 32097

2025

10-2N-26-2010-0007-0000

BUILDING CHARACTERISTICS

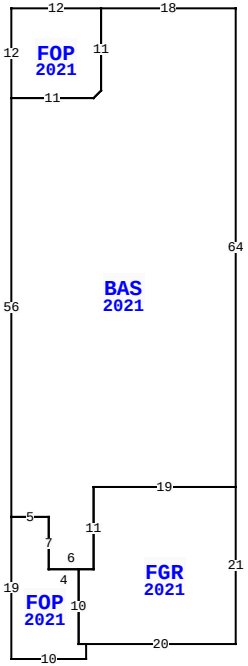
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	2021	1,863	204,965
FGR	419	55	2021	230	25,304
FOP	144	30	2021	43	4,731
FOP	145	30	2021	44	4,841
TOTALS	2,571			2,180	239,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,180	111.1320	111.13	242,263	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1863 HX Base Yr 2022



75915 SAFFRON LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,840
TOTAL MARKET OB/XF VALUE		3,408
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		308,248
SOH/AGL Deduction		46,572
ASSESSED VALUE		261,676
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,954
TOTAL JUST VALUE		308,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000123	CO ISSUED	0	06/24/2021
21000123	NEW CONSTR	255,819	01/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/1284	6/25/2021	WD	Q	I	01	273,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LEMON DANA R						
2418/1111	12/15/2020	SW	Q	V	05	719,600
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 FOP=[YR=2021] W12 S12 E11 U1 R1 N11$ S11 D1 L1 W11 S56 FOP=[YR=2021] S19 E10 N2 FGR=[YR=2021] E20 N21 W19 S11 W2 S10 E1$ W1 N10 W4 N7 W5$ E5 S7 E6 N11 E19 N64$.

EXTRA FEATURES

LN	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	662.00	SF	5.20	5.20	100	2021	2021	3	99	3,408	

TOTAL OB/XF 3,408

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 08/09/2021 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS