LOT 11
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

JOHNSON TORI A & CURTIS M L
351 SAWGRASS DR
YULEE, FL 32097

2025

10-2N-26-2010-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

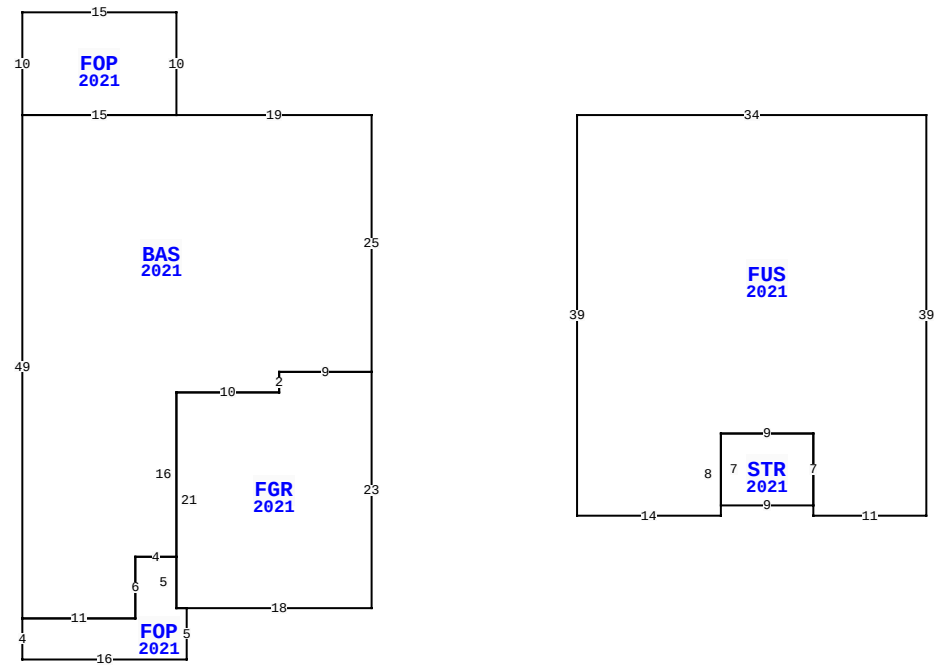
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100	2021	1,206	135,274
FGR	417	55	2021	229	25,687
FOP	89	30	2021	27	3,028
FOP	150	30	2021	45	5,048
FUS	1,254	100	2021	1,254	140,657
STR	63	10	2021	6	673
TOTALS	3,179			2,767	310,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,767	113.2992	113.30	313,501	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2460 HX Base Yr



75947 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	310,366
TOTAL MARKET OB/XF VALUE	3,079
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	378,445
SOH/AGL Deduction	0
ASSESSED VALUE	378,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	378,445
TOTAL JUST VALUE	378,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002153	CO ISSUED	0	08/20/2021
21002153	NEW CONSTR	327,190	02/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/1957	8/26/2021	WD	Q	I	01	379,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JOHNSON TORI A & CU						
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] W19 FOP=[YR=2021] N10 W15 S10 E15$ W15 S49 FOP=[YR=2021] S4 E16 N5 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$.

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	0	0	0	598.00	SF	5.20	5.20	100	2021	2021	3	99	3,079	

LAND DESCRIPTION

TOTAL OB/XF 3,079

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	0		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