LOT 14
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

DAUGHERTY RHONDA L L/E/
75975 SAFFRON LN
YULEE, FL 32097

2025

10-2N-26-2010-0014-0000

BUILDING CHARACTERISTICS

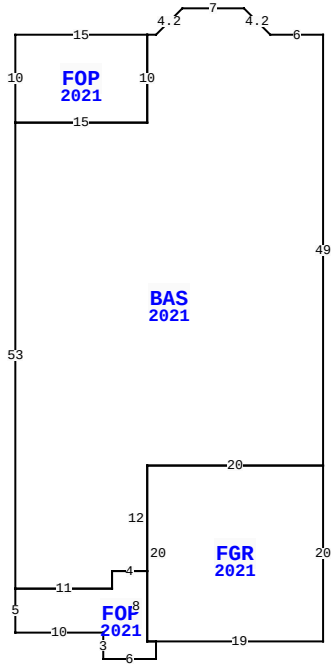
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,797	100	2021	1,797	214,442
FGR	400	55	2021	220	26,253
FOP	100	30	2021	30	3,580
FOP	150	30	2021	45	5,370
TOTALS	2,447			2,092	249,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,092	120.5988	120.60	252,295	2021	2021	0	0	0	1.05	98.95

1 SINGLE FAM – 100% - 2022 Heated Area: 1797 HX Base Yr 2022



75975 SAFFRON LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,646
TOTAL MARKET OB/XF VALUE		3,212
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		317,858
SOH/AGL Deduction		48,569
ASSESSED VALUE		269,289
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,567
TOTAL JUST VALUE		317,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009303	CO ISSUED	0	02/05/2021
20009303	NEW CONSTR	244,339	10/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2718/1176	6/11/2024	LE	U	I	11	100
GRANTOR: DAUGHERTY RHONDA L						
GRANTEE: DAUGHERTY RHONDA RE						
2434/1930	2/16/2021	WD	Q	I	01	313,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAUGHERTY RHONDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W6 U3 L3 W7 L3 D3 W1 FOP=[YR=2021] W15 S10 E15 N10$ S10 W15 S53 FOP=[YR=2021] S5 E10 S3 E6 N2 FGR=[YR=2021] E19 N20 W20 S20 E1$ W1 N8 W4 S2 W11$ E11 N2 E4 N12 E20 N49$.

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	624.00	SF	5.20	5.20	100	2021	2021	3	99	3,212	

LAND DESCRIPTION

TOTAL OB/XF 3,212

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	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/05/2021 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS