LOT 16
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

SEMONES KYLE LANSFORD
75992 SAFFRON LANE
YULEE, FL 32097

2025

10-2N-26-2010-0016-0000

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	13	LVT/LAMNT 100
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

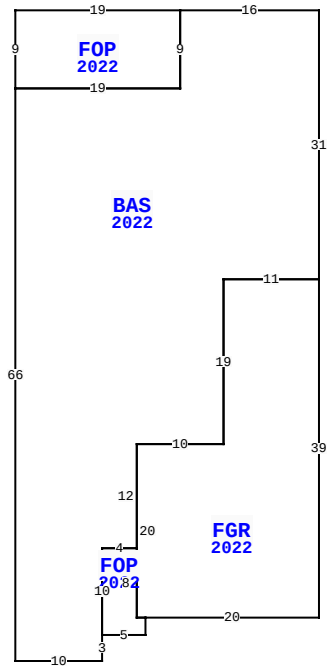
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100	2022	1,668	189,566
FGR	629	55	2022	346	39,322
FOP	42	30	2022	13	1,478
FOP	171	30	2022	51	5,796
TOTALS	2,510			2,078	236,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	114.2190	114.22	237,349	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1668 HX Base Yr



75992 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	236,162
TOTAL MARKET OB/XF VALUE	3,969
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	305,131
SOH/AGL Deduction	0
ASSESSED VALUE	305,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,131
TOTAL JUST VALUE	305,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010390	CO ISSUED	0	07/07/2022
21014904	NEW CONSTR	292,136	10/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/1780	7/25/2022	SW	Q	I	01	414,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SEMONES KYLE LANSFO						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] W19 S9 E19 N9$ S9 W19 S66 E10 N3 FOP=[YR=2022] E5 N2 FGR=[YR=2022] E20 N39 W11 S19 W10 S20 E1$ W1 N8 W4 S10$ N10 E4 N12 E10 N19 E11 N31$.

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	771.00	SF	5.20	5.20	100	2022	2022	3	99	3,969	

LAND DESCRIPTION

TOTAL OB/XF 3,969

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

REVIEW DATE 07/07/2022 BY TWWW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS