LOT 19
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

KESTENBAUM ANDREW & JOSIE MARIE
75968 SAFFRON LANE
YULEE, FL 32097

2025

10-2N-26-2010-0019-0000

BUILDING CHARACTERISTICS

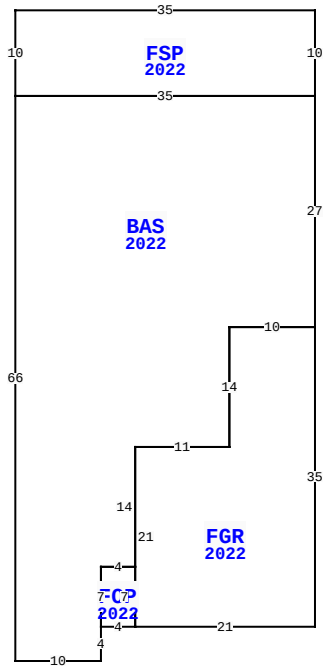
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,601	100	2022	1,601	194,470
FGR	581	55	2022	320	38,870
FOP	28	30	2022	8	972
FSP	350	40	2022	140	17,006
TOTALS	2,560			2,069	251,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,069	122.1423	122.14	252,708	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 0% - 2024 Heated Area: 1601 HX Base Yr



75968 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	251,318
TOTAL MARKET OB/XF VALUE	3,434
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	319,752
SOH/AGL Deduction	0
ASSESSED VALUE	319,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,752
TOTAL JUST VALUE	319,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010586	CO ISSUED	0	05/23/2022
21010586	NEW CONSTR	249,447	08/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/1910	5/04/2023	WD	Q	I	01	386,900
GRANTOR: KREWER PAUL S & CATHE						
GRANTEE: KESTENBAUM ANDREW &						
2570/1115	5/27/2022	SW	Q	I	01	326,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KREWER PAUL S & CAT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W35 S10 BAS=[YR=2022] S66 E10 N4
FOP=[YR=2022] E4 FGR=[YR=2022] E21 N35 W10 S14 W11 S21$ N7 W4 S7$ N7 E4 N14 E11 N14 E10 N27 W35$ E35 N10$.

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	667.00	SF	5.20	5.20	100	2022	2022	3	99	3,434	

LAND DESCRIPTION

TOTAL OB/XF 3,434

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 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