

LOT 25
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

NORTHEY JESSICA
 500 BISHOP GATE LN APT 1418
 JACKSONVILLE, FL 32204

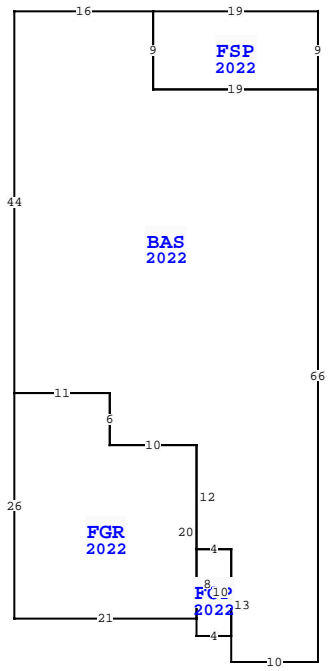
2025

10-2N-26-2010-0025-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
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
BAS	1,811	100	2022
FGR	486	55	2022
FOP	40	30	2022
FSP	171	40	2022
TOTALS	2,508		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,158	117.8205	117.82	254,256	2022	2022	0	0	0.50	99.50	
1 SINGLE FAM - 0% - 2025 Heated Area: 1811 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			252,985
TOTAL MARKET OB/XF VALUE			3,398
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			321,383
SOH/AGL Deduction			0
ASSESSED VALUE			321,383
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			321,383
TOTAL JUST VALUE			321,383
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003787	CO ISSUED	0	03/10/2022
21007538	NEW CONSTR	267,201	06/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2569/0290	3/25/2022	SW	Q	I	01	394,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: NORTHEY JESSICA						
2394/0349	9/21/2020	SW	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	0	0	0	5.20	5.20	100	2022	2022	3

TOTAL OB/XF													3,398
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	
1	000134	C RES POND	0		PUD	45.00	120.00	1.00	LT		1.00	1.00	

BUILDING NOTES												
FSP=[YR=2022] W19 BAS=[YR=2022] W16 S44 FGR=[YR=2022] S26 E21 FOP=[YR=2022] S2 E4 N10 W4 S8\$ N20 W10 N6 W11\$ E11 S6 E10 S12 E4 S13 E10 N66 W19 N9\$ S9 E19 N9\$.												

BUILDING DIMENSIONS												
FSP=[YR=2022] W19 BAS=[YR=2022] W16 S44 FGR=[YR=2022] S26 E21 FOP=[YR=2022] S2 E4 N10 W4 S8\$ N20 W10 N6 W11\$ E11 S6 E10 S12 E4 S13 E10 N66 W19 N9\$ S9 E19 N9\$.												

LAND DESCRIPTION													TOTAL OB/XF													3,398
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000134	C	RES POND	0		PUD	45.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000									