

LOT 34
 TRIBUTARY PHASE 1A UNIT 1
 OR 2378/217

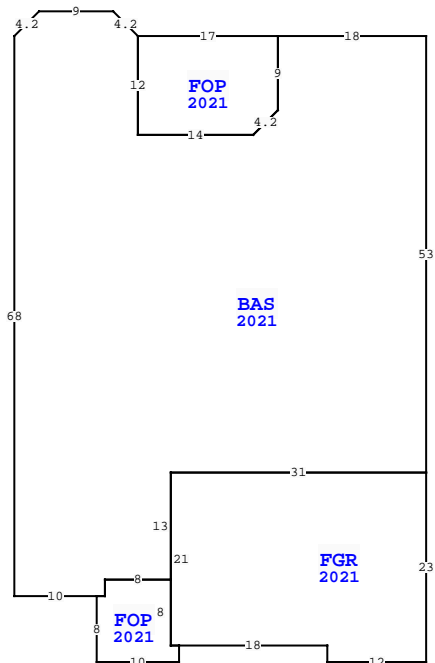
BAILEY JOEL ISHAH
 75622 SUNBERRY DR
 YULEE, FL 32097

2025

10-2N-26-2010-0034-0000

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	70
Interior Floor	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	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	2,756	100	2021
FGR	675	55	2021
FOP	90	30	2021
FOP	200	30	2021
TOTALS	3,721		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,214	113.1186	113.12	363,568	2021	2021	0	0	1.00	99.00	
1 SINGLE FAM - 0% - 0 Heated Area: 2756 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			359,932
TOTAL MARKET OB/XF VALUE			4,525
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			429,457
SOH/AGL Deduction			0
ASSESSED VALUE			429,457
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			429,457
TOTAL JUST VALUE			429,457
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000155	CO ISSUED	0	07/28/2021
21000155	NEW CONSTR	376,352	01/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/1415	5/14/2025	QC	U	I	11	100
GRANTOR: BAILEY JAKYRA M						
GRANTEE: BAILEY JOEL ISHAH						
2484/0946	7/29/2021	WD	Q	I	01	374,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BAILEY JAKYRA M & J						

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	879.00	SF	5.20	5.20	100	2021	2021	3

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2021] W18 FOP=[YR=2021] W17 S12 E14 U3 R3 N9\$ S9 D3 L3 W14 N12 L3 U3 W9 D3 L3 S68 E10 FOP=[YR=2021] S8 E10 N2 FGR=[YR=2021] E18 S2 E12 N23 W31 S21 E1\$ W1 N8 W8 S2 W1\$ E1 N2 E8 N13 E31 N53 \$.			

LAND DESCRIPTION													TOTAL OB/XF												
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	71.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								