

LOT 85  
 TRIBUTARY PHASE 1A UNIT 1  
 OR 2378/217

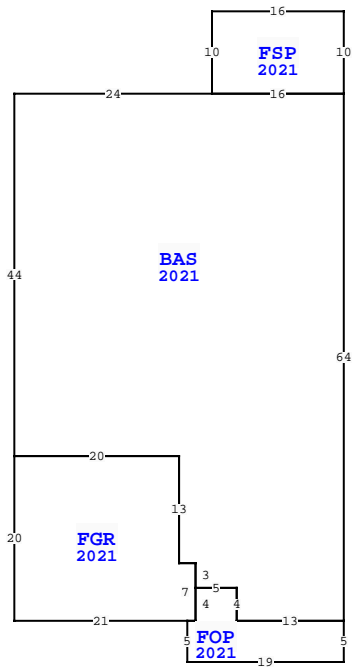
BEAN MICHAEL TYLER/KEENER GRACE BETHANY  
 75538 CLOVERWOOD CT  
 YULEE, FL 32097

2025

10-2N-26-2010-0085-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	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		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	2,126	100	2021
FGR	414	55	2021
FOP	115	30	2021
FSP	160	40	2021
TOTALS	2,815		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 0	117.03	286,958	2021	2021	0	0	1.00	99.00	Heated Area: 2126 HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			284,088
TOTAL MARKET OB/XF VALUE			6,158
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			355,246
SOH/AGL Deduction			0
ASSESSED VALUE			355,246
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			355,246
TOTAL JUST VALUE			355,246
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002190	CO ISSUED	0	11/18/2021
21002190	NEW CONSTR	289,434	02/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/1597	11/23/2021	SW	Q	I	02	335,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BEAN MICHAEL TYLER						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

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	% COND	OB/XF MKT VALUE	NOTES			
1	0855	CONC PAVER	0	0	3	3			9.00	100	2021	2021	3	99	89				
2	0855	CONC PAVER	0	0	0	0			30.00	SF	10.00	10.00	100	2021	2021	3	99	297	
3	0855	CONC PAVER	0	0	0	0			583.00	SF	10.00	10.00	100	2021	2021	3	99	5,772	

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2021] W16 S10 BAS=[YR=2021] W24 S44 FGR=[YR=2021] S20 E21 FOP=[YR=2021] S5 E19 N5 W13 N4 W5 S4 W1\$ E1 N7 W2 N13 W20\$ E20 S13 E2 S3 E5 S4 E13 N64 W16\$ E16 N10\$.	

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	50.00	110.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							