

LOT 107
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

CARLISI LYNN & FRANK
75709 LILY POND COURT
YULEE, FL 32097

2025

10-2N-26-2010-0107-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 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		5 100			
Bathrooms		5 100			
Frame	02	WOOD FRAME 100			
Stories		2. 2. 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	2,584	100	2021	2,584	288,893
FGR	578	55	2025	318	35,553
FOP	74	30	2021	22	2,459
FOP	334	30	2021	100	11,180
FUS	689	100	2021	689	77,031
STR	37	10	2021	4	447
TOTALS	4,296			3,717	415,563

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,717	112.9275	112.93	419,761	2021	2021	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2025 Heated Area: 3273 HX Base Yr 2025

Diagram illustrating the layout of the property, showing building footprints and area labels:

- BAS 2021**: Main building footprint.
- FOP 2021**: Footprint of the front porch.
- FUS 2021**: Footprint of the utility structure.
- STR 2021**: Footprint of the street structure.
- FGR 2025**: Footprint of the front garden area.

BLD DATE	LGL DATE
YE DATE	LAND DATE