LOT 108
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

HARRIS GARY ALLEN/GARCIA JENNIFER
75717 LILY POND DR
YULEE, FL 32097

2025

10-2N-26-2010-0108-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

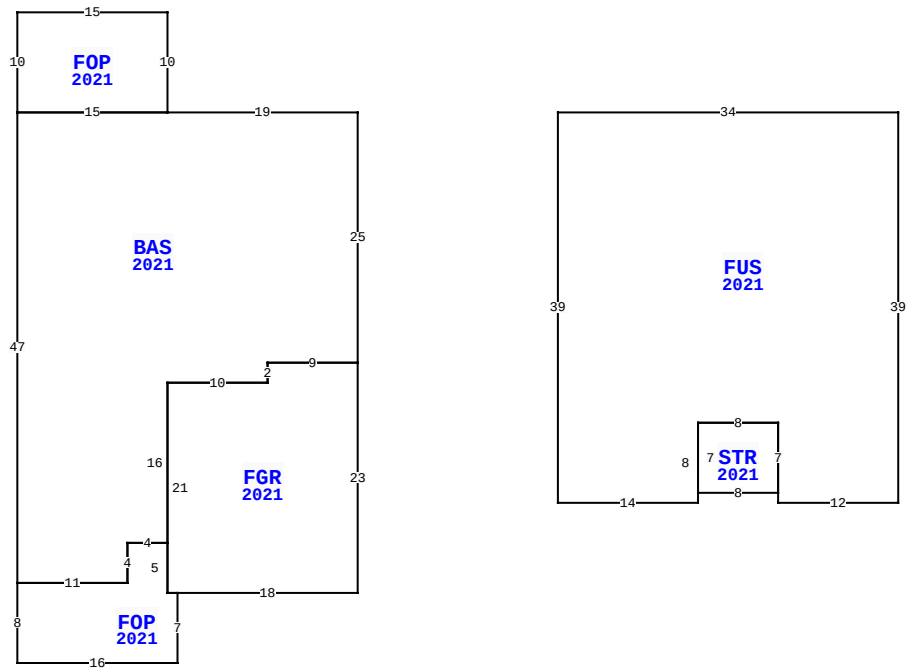
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	2021	1,184	137,647
FGR	417	55	2021	229	26,622
FOP	143	30	2021	43	4,999
FOP	150	30	2021	45	5,231
FUS	1,262	100	2021	1,262	146,715
STR	56	10	2021	6	698
TOTALS	3,212			2,769	321,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,769	117.4320	117.43	325,164	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2446 HX Base Yr



75717 LILY POND CT, 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	321,912
TOTAL MARKET OB/XF VALUE	1,426
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	388,338
SOH/AGL Deduction	0
ASSESSED VALUE	388,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,338
TOTAL JUST VALUE	388,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009400	CO ISSUED	0	01/19/2021
20009400	NEW CONSTR	327,024	10/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2792/771	6/03/2025	WD	Q	I	01	475,000
GRANTOR: KASMARK INC						
GRANTEE: HARRIS GARY ALLEN						
2590/1111	8/30/2022	WD	Q	I	01	480,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KASMARK INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W19 FOP=[YR=2021] N10 W15 S10 E15$ W15 S47 FOP=[YR=2021] S8 E16 N7 FGR=[YR=2021] E18 N23 W9 S2 W10 S21 E1$ W1 N5 W4 S4 W11$ E11 N4 E4 N16 E10 N2 E9 N25$ PTR=E20 FUS=[YR=2021] E34 S39 W12 N1 STR=[YR=2021] W8 N7 E8 S7$ N7 W8 S8 W14 N39$ W20$.

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	0855	CONC PAVER	0	0	0	0	144.00	SF	10.00	10.00	100	2021	2021	3	99	1,426	

LAND DESCRIPTION

TOTAL OB/XF 1,426

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	50.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/05/2021 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS