LOT 109
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

SLATE NON-NC/NON-WA PROPERTY OWNER LLC
C/O LENNAR HOMES LLC, 7411 FULLERTON ST STE 220
JACKSONVILLE, FL 32256

2025

10-2N-26-2010-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

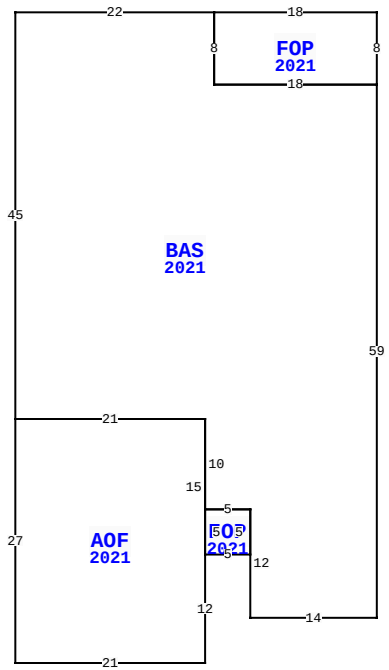
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	567	110	2021	624	69,992
BAS	2,014	100	2021	2,014	225,904
FOP	25	30	2021	8	897
FOP	144	30	2021	43	4,823
TOTALS	2,750			2,689	301,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,689	113.2992	113.30	304,664	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2581 HX Base Yr



75725 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	301,617
TOTAL MARKET OB/XF VALUE	2,336
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	368,953
SOH/AGL Deduction	0
ASSESSED VALUE	368,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,953
TOTAL JUST VALUE	368,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009914	CO ISSUED	0	01/15/2021
20009914	NEW CONSTR	273,052	10/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/1499	8/28/2024	SW	Q	I	01	400,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SLATE NON-NC/NON-WA						
2390/1840	9/09/2020	SW	Q	V	05	154,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W18 BAS=[YR=2021] W22 S45 AOF=[YR=2021] S27 E21 N12 FOP=[YR=2021] E5 N5 W5 S5$ N15 W21$ E21 S10 E5 S12 E14 N59 W18 N8$ S8 E18 N8$.

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	236.00	SF	10.00	10.00	100	2021	2021	3	99	2,336	

LAND DESCRIPTION

TOTAL OB/XF 2,336

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	48.00	122.00	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