LOT 110
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

SLATE NON-NC/NON-WA PROPERTY OWNERS LLC
C/O LENNAR HOMES, 7411 FULLERTON STREET SUITE
JACKSONVILLE, FL 32256

2025

10-2N-26-2010-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

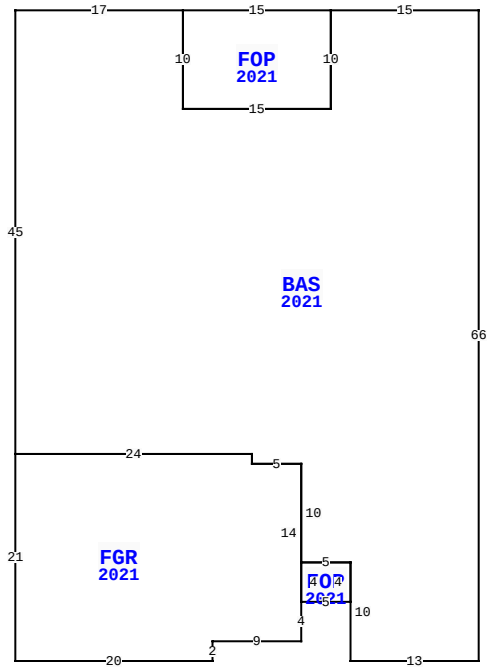
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,298	100	2021	2,298	255,462
FGR	586	55	2021	322	35,795
FOP	20	30	2021	6	667
FOP	150	30	2021	45	5,002
TOTALS	3,054			2,671	296,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,671	112.2912	112.29	299,927	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2298 HX Base Yr



75733 LILY POND CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	296,928
TOTAL MARKET OB/XF VALUE	990
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	362,918
SOH/AGL Deduction	0
ASSESSED VALUE	362,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,918
TOTAL JUST VALUE	362,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009921	CO ISSUED	0	01/15/2021
20009921	NEW CONSTR	310,459	10/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2736/1325	8/28/2024	SW	U	I	30	428,300
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SLATE NON-NC/NON-WA						
2390/1840	9/09/2020	WD	Q	V	05	154,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] W15 S10 E15 N10$ S10 W15 N10 W17 S45 FGR=[YR=2021] S21 E20 N2 E9 N4 FOP=[YR=2021] E5 N4 W5 S4$ N14 W5 N1 W24$ E24 S1 E5 S10 E5 S10 E13 N66$.

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	100.00	SF	10.00	10.00	100	2021	2021	3	99	990	

LAND DESCRIPTION

TOTAL OB/XF 990

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	60.00	120.00	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