LOT 111
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

YOUNG LORI ANNE
75741 LILY POND CT
YULEE, FL 32097

2025

10-2N-26-2010-0111-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

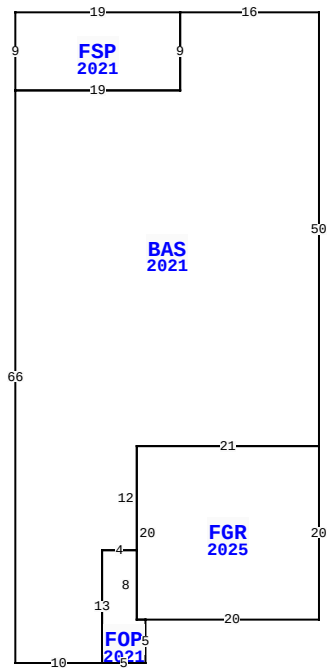
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,877	100	2021	1,877	216,837
FGR	420	55	2025	231	26,685
FOP	57	30	2021	17	1,964
FSP	171	40	2021	68	7,856
TOTALS	2,525			2,193	253,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	116.6886	116.69	255,901	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1877 HX Base Yr 2025



75741 LILY POND CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		253,342
TOTAL MARKET OB/XF VALUE		2,257
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		320,599
SOH/AGL Deduction		31,331
ASSESSED VALUE		289,268
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		238,546
TOTAL JUST VALUE		320,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO210000041	PRIVATE PROVIDER	266,976	10/23/2024
B240008067	MDL SFR-FGR	5,000	07/10/2024
20009230	CO ISSUED	0	01/08/2021
20002930	NEW CONSTR	266,976	10/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2749/441	10/25/2024	SW	Q	I	01	409,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: YOUNG LORI ANNE						
2394/0349	9/21/2020	SW	Q	V	05	2,760,300
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W16 S9 W19 S66 E10 N13 E4 N12 E21 N50 $
FSP=[YR=2021;ORIG=-16,0] W19 S9 E19 N9 $
FOP=[YR=2021;ORIG=-25,75] E5 N5 W1 N8 W4 S13 $
FGR=[YR=2025;ORIG=-21,50] E21 S20 W20 W1 N20 $
.

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	100	0	0	228.00	SF	10.00	10.00	100	2021	2021	3	99	2,257	

LAND DESCRIPTION

TOTAL OB/XF 2,257

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	100		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/15/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS