LOT 112
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

AKANBI-CHERRY ANIKE ELSIE
75749 LILY POND CT
YULEE, FL 32097

2025

10-2N-26-2010-0112-0000

BUILDING CHARACTERISTICS

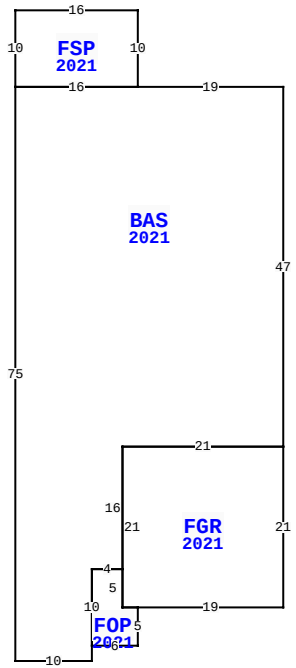
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,989	100	2021	1,989	229,775
FGR	441	55	2021	243	28,072
FOP	50	30	2021	15	1,733
FSP	160	40	2021	64	7,393
TOTALS	2,640			2,311	266,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,311	116.6886	116.69	269,671	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1989 HX Base Yr 2025



75749 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		266,974
TOTAL MARKET OB/XF VALUE		1,267
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		333,241
SOH/AGL Deduction		0
ASSESSED VALUE		333,241
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		277,519
TOTAL JUST VALUE		333,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009229	CO ISSUED	0	01/07/2021
20009229	NEW CONSTR	276,740	10/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/592	9/30/2024	SW	Q	I	01	438,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: AKANBI-CHERRY ANIKE						
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] W19 FSP=[YR=2021] N10 W16 S10 E16$W16 S75 E10 N2 FOP=[YR=2021] E6 N5 FGR=[YR=2021] E19 N21 W21 S21 E2$ W2 N5 W4 S10$ N10 E4 N16 E21 N47$.

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	128.00	SF	10.00	10.00	100	2021	2021	3	99	1,267	

LAND DESCRIPTION

TOTAL OB/XF 1,267

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	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