

LOT 178
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

DANIEL JAMES D L/E/
75117 LEAFMORE PLACE
YULEE, FL 32097

2025

10-2N-26-2010-0178-0000



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	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
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	2,126	100	2022	2,126	247,055
FGR	414	55	2022	228	26,495
FOP	96	30	2022	29	3,370
FSP	160	40	2022	64	7,438
TOTALS	2,796			2,447	284,356

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,447	116.7915	116.79	285,785	2022	2022	0	0	0	0.50	99.50	

1 SINGLE FAM - 100% - 2023

Heated Area: 2126

HX Base Yr