

LOT 203  
TRIBUTARY PHASE 1A UNIT 2  
OR 2434/703

FRANCIOSE KURTIS R & KIMBERLY  
4872 DAUNTLESS DR  
HONOLULU, HI 96818

2025

10-2N-26-2010-0203-0000



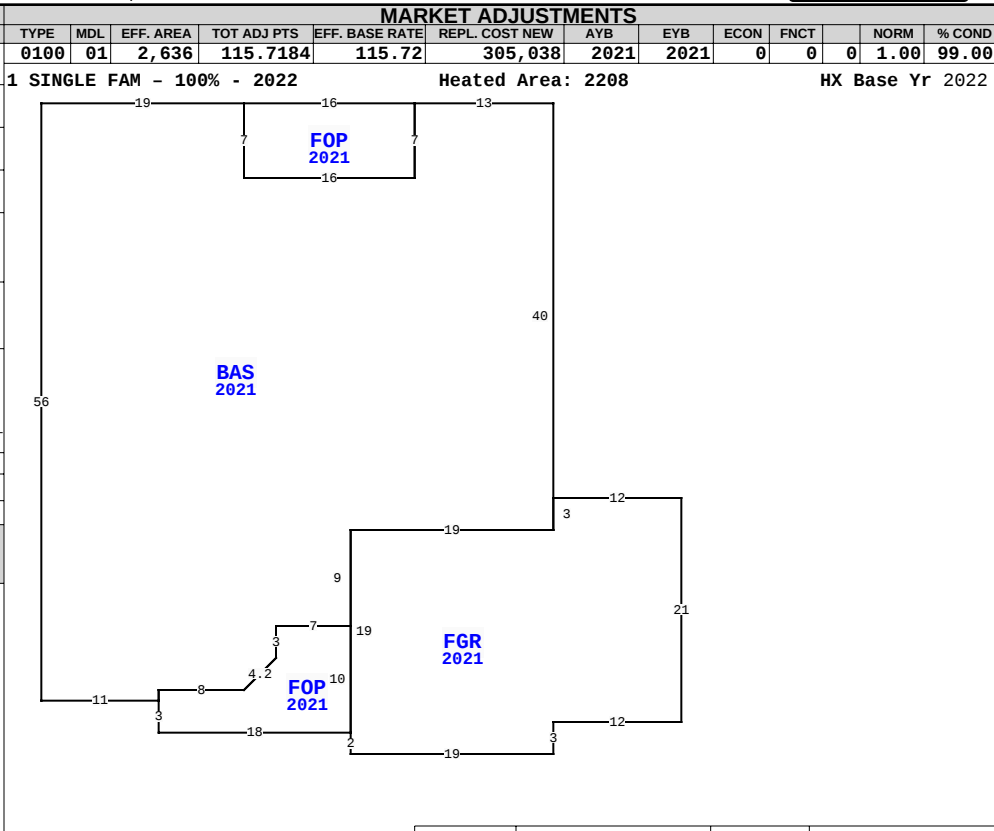
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 60   |
| Interior Floo            | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| 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       | 2,208            | 100         | 2021 | 2,208        | 252,955              |
| FGR       | 651              | 55          | 2021 | 358          | 41,014               |
| FOP       | 112              | 30          | 2021 | 34           | 3,895                |
| FOP       | 119              | 30          | 2021 | 36           | 4,124                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,090 |  |  | 2,636 | 301,988 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |          |    |       |       |
|----------------|------------|-------------|---------|---|---|----------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R | NOTES |
| 1              | 0811       | CONCRETE B  | 0 100   | 0 | 0 | 1,017.00 | SF | 5.20  |       |



|                          |          |  |           |  |
|--------------------------|----------|--|-----------|--|
| 75452 SUNBERRY DR, YULEE | BLD DATE |  | LGL DATE  |  |
|                          | XF DATE  |  | LAND DATE |  |
|                          | INC DATE |  | AG DATE   |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 301,988     |        |
| TOTAL MARKET OB/XF VALUE  |  | 5,236       |        |
| TOTAL LAND VALUE - MARKET |  | 65,000      |        |
| TOTAL MARKET VALUE        |  | 372,224     |        |
| SOH/AGL Deduction         |  | 60,726      |        |
| ASSESSED VALUE            |  | 311,498     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,722 |
| BASE TAXABLE VALUE        |  | 260,776     |        |
| TOTAL JUST VALUE          |  | 372,224     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 344,845     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21005155   | CO ISSUED   | 0       | 10/27/2021 |
| 21002846   | NEW CONSTR  | 327,919 | 03/22/2021 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2510/1570                      | 10/28/2021 | WD        | Q   | I   | 01     | 427,400    |
| GRANTOR: DREAM FINDERS HOMES L |            |           |     |     |        |            |
| GRANTEE: FRANCIOSE KURTIS RI   |            |           |     |     |        |            |
| 2447/1498                      | 3/29/2021  | SW        | Q   | V   | 05     | 912,500    |
| GRANTOR: THREE RIVERS DEVELOPE |            |           |     |     |        |            |
| GRANTEE: DREAM FINDERS HOMES   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2021] W13 FOP=[YR=2021] W16 S7 E16 N7\$ S7 W16 N7 W19 S56 E11 FOP=[YR=2021] S3 E18 FGR=[YR=2021] S2 E19 N3 E12 N21 W12 S3 W19 S19\$ N10 W7S3 D3 L3 W8 S1\$ N1 E8 U3 R3 N3 E7 N9 E19 N40\$. |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000135   | C   | RES NATURAL          | 100 |     | PUD      | 60.00 | 120.00 | 1.00        |