

LOT 255
TRIBUTARY PHASE 1A UNIT 3
OR 2434/712

VALA AMAR JAYESH
75178 RED TWIG WAY
YULEE, FL 32097

2025

10-2N-26-2010-0255-0000



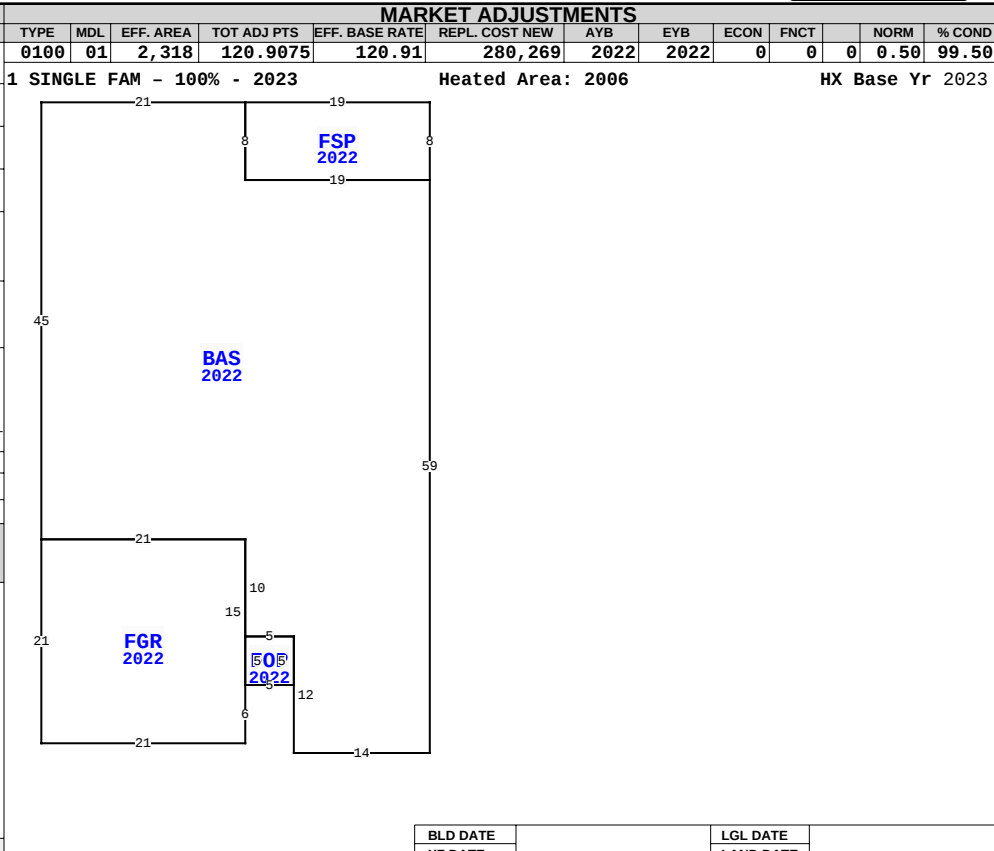
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,006	100	2022	2,006	241,332
FGR	441	55	2022	243	29,234
FOP	25	30	2022	8	962
FSP	152	40	2022	61	7,339
TOTALS	2,624			2,318	278,868

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	604.00	SF	10.00	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	RES NATURAL	100		PUD	64.00	147.00	1.00	LT	1.00



TOTAL OB/XF											
5,980											

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5,980											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
278,868											
TOTAL MARKET OB/XF VALUE											
5,980											
TOTAL LAND VALUE - MARKET											
65,000											
TOTAL MARKET VALUE											
349,848											
SOH/AGL Deduction											
19,246											
ASSESSED VALUE											
330,602											
TOTAL EXEMPTION VALUE											
HX HB											
50,722											
BASE TAXABLE VALUE											
279,880											
TOTAL JUST VALUE											
349,848											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
324,606											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015497	CO ISSUED	0	11/29/2022
21015497	NEW CONSTR	331,441	11/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/0878	11/22/2022	SW	Q	I	01	368,600
GRANTOR: LENNAR HOMES LLC						
GRANTEE: VALA AMAR JAYESH						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N6 FOP=[YR=2022] E5 N5 W5 S5\$ N15 W21\$ E21 S10 E5 S12 E14 N59 W19 N8\$ S8 E19 N8\$.											