

LOT 345
 TRIBUTARY PHASE 1A UNIT 4
 OR 2498/240

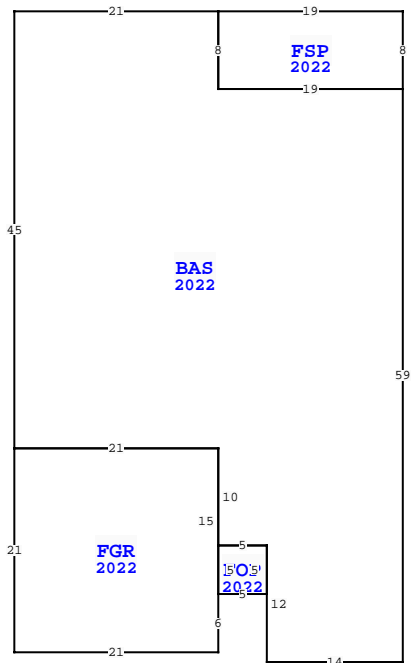
REGAN MICHAEL
 75586 PONDSIDE LANE
 YULEE, FL 32097

2025

10-2N-26-2010-0345-0000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LVT/LAMMT | 60 |
| Interior Floor | 14 | CARPET | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 03 | Quality Level | 03 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5020.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,006 | 100 | 2022 |
| FGR | 441 | 55 | 2022 |
| FOP | 25 | 30 | 2022 |
| FSP | 152 | 40 | 2022 |
| TOTALS | 2,624 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------------------|-----------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,318 | 109.9560 | 109.96 | 254,887 | 2022 | 2022 | 0 | 0 | 0.50 | 99.50 |
| 1 SINGLE FAM - 100% - 2023 | | | | | | | | | | Heated Area: 2006 | HX Base Yr 2023 |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 253,613 |
| TOTAL MARKET OB/XF VALUE | | | 6,089 |
| TOTAL LAND VALUE - MARKET | | | 60,000 |
| TOTAL MARKET VALUE | | | 319,702 |
| SOH/AGL Deduction | | | 126,935 |
| ASSESSED VALUE | | | 192,767 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 | |
| BASE TAXABLE VALUE | | | 142,045 |
| TOTAL JUST VALUE | | | 319,702 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 313,288 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 22001582 | CO ISSUED | 0 | 09/13/2022 |
| 22001582 | NEW CONSTR | 331,441 | 01/27/2022 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2589/1360 | 8/31/2022 | SW | Q | I | 01 | 369,200 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: REGAN MICHAEL | | | | | | |
| 2512/0731 | 11/03/2021 | SW | Q | V | 05 | 1,808,100 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 PAVR | 0 | 100 | 0 | 615.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 99 | 6,089 | |

| BLD DATE | | LGL DATE | |
|----------|--|------------|-----|
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |
| | | 04/03/2025 | MLU |

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

| 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\$. | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |