LOT 366
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

ENGSTROM STEVEN R & MARY JANE
75314 HIDEAWAY COURT
YULEE, FL 32097

2025

10-2N-26-2010-0366-0000

BUILDING CHARACTERISTICS

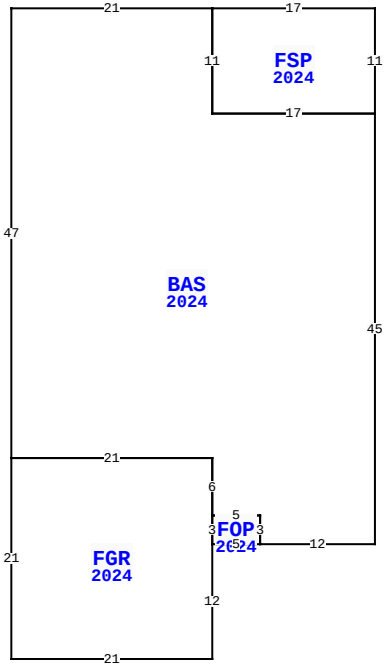
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,737	100	2024	1,737	196,611
FGR	441	55	2024	243	27,505
FOP	15	30	2024	4	453
FSP	187	40	2024	75	8,489
TOTALS	2,380			2,059	233,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,059	113.1900	113.19	233,058	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1737 HX Base Yr 2024



75314 HIDEAWAY CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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		233,058
TOTAL MARKET OB/XF VALUE		6,400
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		299,458
SOH/AGL Deduction		0
ASSESSED VALUE		299,458
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		248,736
TOTAL JUST VALUE		299,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2208843	CO ISSUED	0	02/22/2023
B2208843	NEW CONSTR	290,195	06/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1525	2/23/2023	SW	Q	I	02	377,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ENGSTROM STEVEN RIC						
2568/1250	6/06/2022	SW	Q	V	05	1,193,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=58,10] W17 N11 W21 S47 E21 S6 E5 S3 E12 N45 $
FGR=[YR=2024;ORIG=41,67] N12 N3 N6 W21 S21 E21 $
FSP=[YR=2024;ORIG=41,10] E17 N11 W17 S11 $
FOP=[YR=2024;ORIG=46,52] W5 S3 E5 N3 $
.

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	640.00	SF	10.00	10.00	100	2024	2023		100	6,400	

LAND DESCRIPTION

TOTAL OB/XF 6,400

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	50.00	164.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/26/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS