

LOT 504  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

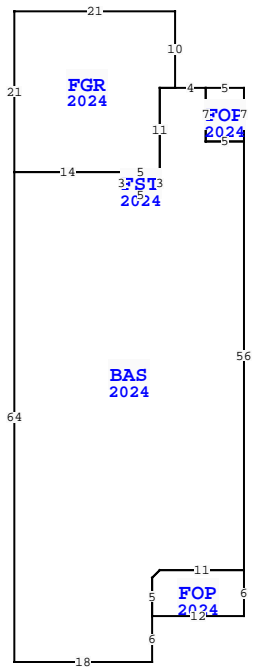
MEADOWS JIMMY M & BRENDA  
 85202 MAJESTIC WALK BLVD  
 FERNANDINA BEACH, FL 32034

2025

10-2N-26-2010-0504-0000

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 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	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
BAS	1,848	100	2024
FGR	419	55	2024
FOP	35	30	2024
FOP	72	30	2024
FST	15	55	2024
TOTALS	2,389		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024								
				Heated Area:	1848						
				HX Base Yr							



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,543
TOTAL MARKET OB/XF VALUE		3,172
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		317,715
SOH/AGL Deduction		0
ASSESSED VALUE		317,715
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		317,715
TOTAL JUST VALUE		317,715
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		293,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001880	CO ISSUED	0	02/10/2023
B2208872	NEW CONSTR	297,388	06/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1197	2/21/2023	WD	Q	I	02	315,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MEADOWS JIMMY M & B						
2567/0957	5/25/2022	SW	Q	V	05	344,900
GRANTOR: DFC REVOLVER II LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES										BLD DATE		LGL DATE			
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	0811	CONCRETE B	0	0	0	0		610.00	SF	5.20				5.20	3,172

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=61,4] E4 S7 E5 S56 W11 D1L1 S5 S6 W18 N64 E14 S3 E5 N3 N11 E2 \$	
FGR=[YR=2024;ORIG=40,-6] E21 S10 W2 S11 W5 W14 N21 \$	
FOP=[YR=2024;ORIG=59,67] E11 S6 W12 N5 U1R1 \$	
FOP=[YR=2024;ORIG=70,11] W5 N7 E5 S7 \$	
FST=[YR=2024;ORIG=54,15] E5 S3 W5 N3 \$	

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	000100	C	RES	0		PUD	40.00	124.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							