LOT 551
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

DAVIS ANICE L & RONALD EDWARD JR
75441 FOX CROSS AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0551-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

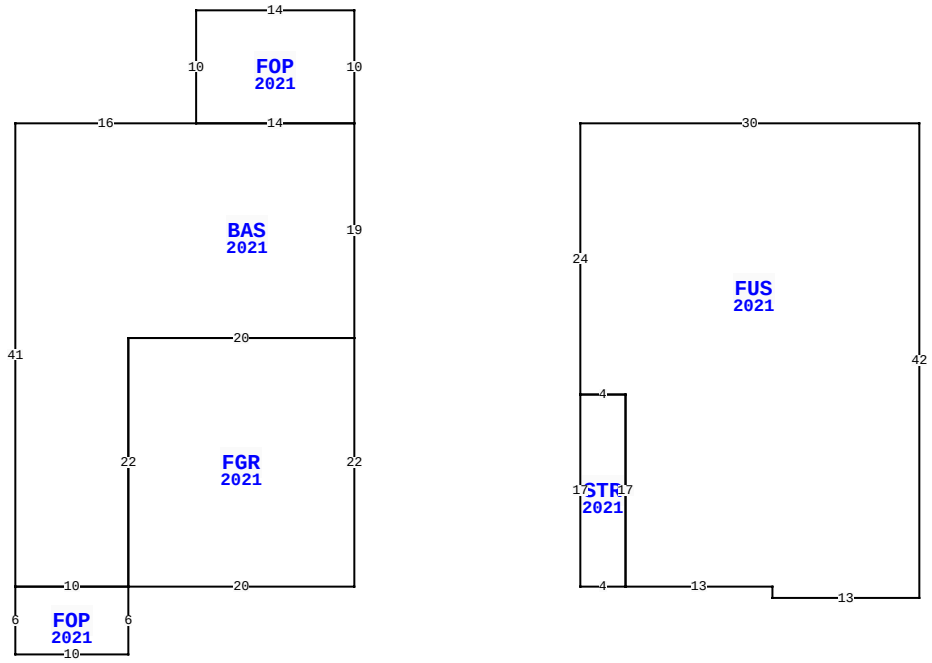
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	790	100	2021	790	94,705
FGR	440	55	2021	242	29,011
FOP	60	30	2021	18	2,158
FOP	140	30	2021	42	5,035
FUS	1,175	100	2021	1,175	140,859
STR	68	10	2021	7	839
TOTALS	2,673			2,274	272,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	119.8785	119.88	272,607	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1965 HX Base Yr 2024



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

75441 FOX CROSS AV, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,607
TOTAL MARKET OB/XF VALUE		3,110
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		340,717
SOH/AGL Deduction		16,841
ASSESSED VALUE		323,876
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,154
TOTAL JUST VALUE		340,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-02353	CO		09/14/2023
B2302353	NEW CONSTR	324,248	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/898	12/28/2023	WD	Q	I	01	366,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAVIS ANICE L & RON						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] N10 W14 S10 BAS=[YR=2021] W16 S41
FOP=[YR=2021] S6 E10 N6 W10$ E10 FGR=[YR=2021] E20 N22 W20
S22$ N22 E20 N19 W14$ E14$ PTR=E20 FUS=[YR=2021] E30 S42 W13
N1 W13 STR=[YR=2021] W4 N17 E4 S17$ N17 W4 N24$ W20$.

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	0811	CONCRETE B	0	100	0	0	598.00	SF	5.20	5.20	100	2024	2023		100	3,110	

LAND DESCRIPTION

TOTAL OB/XF 3,110

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	000100	C	RES	100		PUD	45.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/03/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS