LOT 552
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

ROMERO JESSICA LEA
75435 FOX CROSS AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0552-0000

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 70
Interior Floo	14	CARPET 30
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

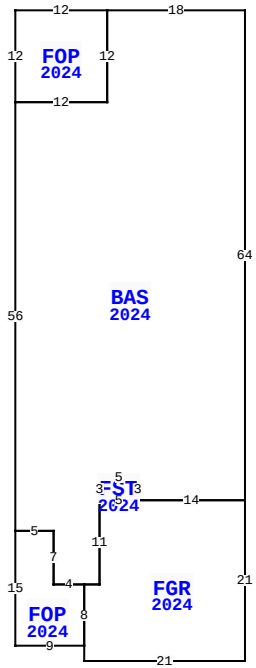
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,847	100	2024	1,847	222,564
FGR	419	55	2024	230	27,715
FOP	107	30	2024	32	3,856
FOP	144	30	2024	43	5,182
FST	15	55	2024	8	964
TOTALS	2,532			2,160	260,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,160	120.4959	120.50	260,280	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1847 HX Base Yr 2024



75435 FOX CROSS AV, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,280
TOTAL MARKET OB/XF VALUE		3,026
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		328,306
SOH/AGL Deduction		96,275
ASSESSED VALUE		232,031
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,309
TOTAL JUST VALUE		328,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-02345	CO		09/07/2023
B2302345	NEW CONSTR	301,589	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/1077	9/12/2023	WD	Q	I	02	370,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROMERO JESSICA LEA						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,0] E18 S64 W14 N3 W5 S3 S11 W2 W4 N7 W5 N56 E12 N12 $
FOP=[YR=2024;ORIG=40,12] W12 N12 E12 S12 $
FST=[YR=2024;ORIG=44,64] W5 N3 E5 S3 $
FOP=[YR=2024;ORIG=37,83] N8 W4 N7 W5 S15 E9 $
FGR=[YR=2024;ORIG=37,85] N2 N8 E2 N11 E5 E14 S21 W21 $
.

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	582.00	SF	5.20	5.20	100	2024	2023		100	3,026	

LAND DESCRIPTION

TOTAL OB/XF 3,026

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