LOT 553
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

SUPERALES VICTOR M & IDIL VAY
75425 FOX CROSS AVENUE
YULEE, FL 32097

2025

10-2N-26-2010-0553-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

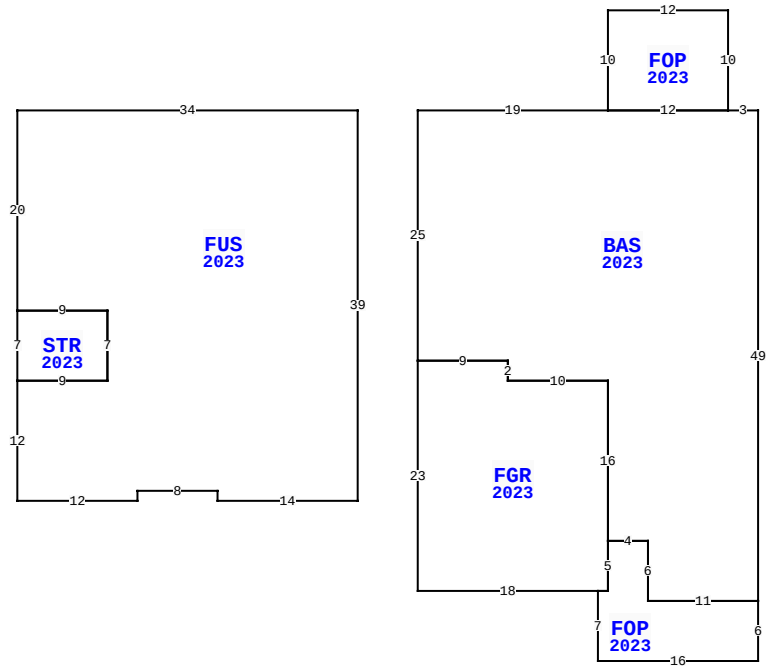
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100	2023	1,206	138,823
FGR	417	55	2023	229	26,360
FOP	120	30	2023	36	4,144
FOP	121	30	2023	36	4,144
FUS	1,255	100	2023	1,255	144,463
STR	63	10	2023	6	691
TOTALS	3,182			2,768	318,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,768	115.1136	115.11	318,624	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2461 HX Base Yr



75425 FOX CROSS AV, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		318,624
TOTAL MARKET OB/XF VALUE		3,328
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		386,952
SOH/AGL Deduction		0
ASSESSED VALUE		386,952
TOTAL EXEMPTION VALUE	13	386,952
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		386,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-02343	CO		09/12/2023
B2302343	NEW CONSTR	394,072	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/281	2/28/2024	WD	Q	I	01	450,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SUPERALES VICTOR M						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2023;ORIG=0,0] E34 S39 W14 N1 W8 S1 W12 N12 E9 N7 W9 N20 $
BAS=[YR=2023;ORIG=40,0] E19 E12 E3 S49 W11 N6 W4 N16 W10 N2 W9 N25 $
FGR=[YR=2023;ORIG=40,25] E9 S2 E10 S16 S5 W1 W18 N23 $
FOP=[YR=2023;ORIG=59,43] E4 S6 E11 S6 W16 N7 E1 N5 $
FOP=[YR=2023;ORIG=71,0] W12 N10 E12 S10 $
STR=[YR=2023;ORIG=0,20] E9 S7 W9 N7 $
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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	640.00	SF	5.20	5.20	100	2024	2023		100	3,328	

LAND DESCRIPTION

TOTAL OB/XF 3,328

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