LOT 561
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

WIETBROCK JOHNATHAN RONALD
75353 FOX CROSS AVE
YULEE, FL 32097

2025

10-2N-26-2010-0561-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

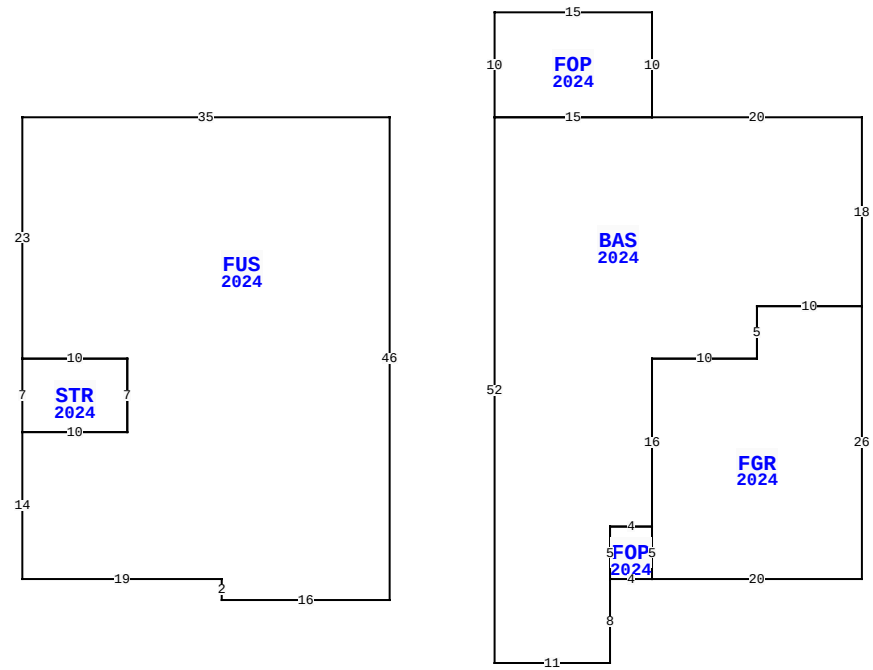
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	2024	1,138	122,426
FGR	470	55	2024	258	27,756
FOP	20	30	2024	6	645
FOP	150	30	2024	45	4,841
FUS	1,502	100	2024	1,502	161,585
STR	70	10	2024	7	753
TOTALS	3,350			2,956	318,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,956	107.5830	107.58	318,006	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2640 HX Base Yr



75353 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	318,006
TOTAL MARKET OB/XF VALUE	10,554
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	393,560
SOH/AGL Deduction	0
ASSESSED VALUE	393,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	393,560
TOTAL JUST VALUE	393,560
NCON VALUE	328,560
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004485	PRIVATE PROVIDER	479,793	04/18/2024
240004485			04/18/2024
B2309070	SFR_ 2649 HTD	479,793	07/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/754	4/19/2024	SW	Q	I	01	438,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WIETBROCK JOHNATHAN						
2522/0861	12/15/2021	SW	Q	V	05	4,393,200
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=10,10] W35 S23 E10 S7 W10 S14 E19 S2 E16 N46 $
BAS=[YR=2024;ORIG=55,28] N18 W20 W15 S52 E11 N8 N5 E4 N16 E10 N5 E10 $
FGR=[YR=2024;ORIG=55,54] N26 W10 S5 W10 S16 S5 E20 $
FOP=[YR=2024;ORIG=20,0] E15 S10 W15 N10 $
STR=[YR=2024;ORIG=-25,33] E10 S7 W10 N7 $
FOP=[YR=2024;ORIG=31,49] E4 S5 W4 N5 $
.

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	0810	CONCRETE A	0	0	0	0	719.00	SF	6.50	6.50	100	2025	2024		100	4,674	
2	0462	ST/AL FNC	0	0	0	0	528.00	SF	10.00	10.00	100	2025	2024		100	5,280	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 10,554

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	0		PUD	45.00	130.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/02/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS