LOT 563
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

WETZEL TRACY ROBERT
75337 FOX CROSS AVE
YULEE, FL 32097

2025

10-2N-26-2010-0563-0000

BUILDING CHARACTERISTICS

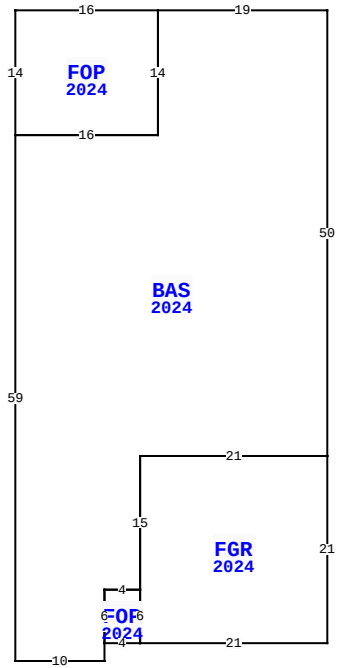
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,816	100	2024	1,816	205,553
FGR	441	55	2024	243	27,505
FOP	24	30	2024	7	792
FOP	224	30	2024	67	7,584
TOTALS	2,505			2,133	241,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	113.1900	113.19	241,434	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1816 HX Base Yr 2024



75337 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		241,434
TOTAL MARKET OB/XF VALUE		3,991
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		310,425
SOH/AGL Deduction		14,657
ASSESSED VALUE		295,768
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		240,046
TOTAL JUST VALUE		310,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003150	CO	342,009	12/20/2023
B2306735	SFR	342,009	05/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1916	12/21/2023	SW	Q	I	01	366,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WETZEL TRACY ROBERT						
2522/0861	12/15/2021	SW	Q	V	05	4,393,200
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,0] W19 S14 W16 S59 E10 N2 N6 E4 N15 E21 N50 $
FOP=[YR=2024;ORIG=61,14] W16 N14 E16 S14 $
FOP=[YR=2024;ORIG=55,65] E4 S6 W4 N6 $
FGR=[YR=2024;ORIG=80,71] W21 N6 N15 E21 S21 $
.

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	100	0	0	614.00	SF	6.50	6.50	100	2024	2023		100	3,991	

LAND DESCRIPTION

TOTAL OB/XF 3,991

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 12/12/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS