LOT 565
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

SCOTT IAN J
75321 FOX CROSS AVE
YULEE, FL 32097

2025

10-2N-26-2010-0565-0000

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

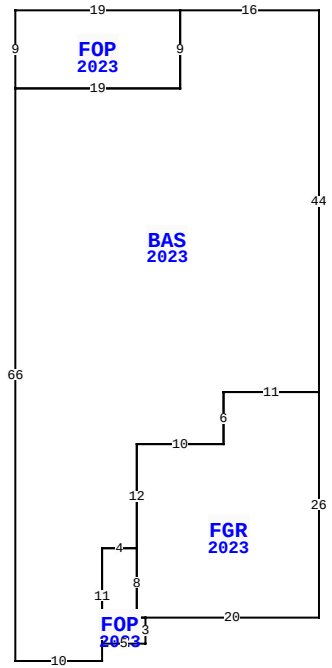
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	2023	1,811	204,987
FGR	486	55	2023	267	30,222
FOP	47	30	2023	14	1,585
FOP	171	30	2023	51	5,773
TOTALS	2,515			2,143	242,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	113.1900	113.19	242,566	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1811 HX Base Yr



75321 FOX CROSS AV, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,566
TOTAL MARKET OB/XF VALUE	4,368
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	311,934
SOH/AGL Deduction	0
ASSESSED VALUE	311,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,934
TOTAL JUST VALUE	311,934
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-09059	SFR- 1813 HTD	342,996	07/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1976	12/21/2023	SW	Q	I	01	378,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SCOTT IAN J						
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=2023;ORIG=54,0] E16 S44 W11 S6 W10 S12 W4 S11 S2 W10 N66 E19 N9 $
FGR=[YR=2023;ORIG=70,44] S26 W20 W1 N8 N12 E10 N6 E11 $
FOP=[YR=2023;ORIG=35,9] E19 N9 W19 S9 $
FOP=[YR=2023;ORIG=45,62] E4 S8 E1 S3 W5 N11 $
.

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	672.00	SF	6.50	6.50	100	2024	2023		100	4,368	

LAND DESCRIPTION

TOTAL OB/XF 4,368

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 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