LOT 570
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

HERNANDEZ ANGEL ROLANDO & CARIDAD
75262 PLUMBAGO TRC
YULEE, FL 32097

2025

10-2N-26-2010-0570-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

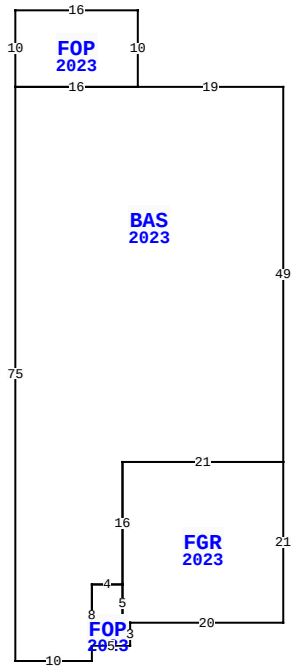
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2023	2,039	237,095
FGR	441	55	2023	243	28,256
FOP	35	30	2023	10	1,163
FOP	160	30	2023	48	5,581
TOTALS	2,675			2,340	272,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,340	116.2770	116.28	272,095	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2039 HX Base Yr 2025



75262 PLUMBAGO TRC, 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		272,095
TOTAL MARKET OB/XF VALUE		3,411
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		340,506
SOH/AGL Deduction		180,672
ASSESSED VALUE		159,834
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,112
TOTAL JUST VALUE		340,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05307	CO		10/31/2023
B23-05307	SFR	328,472	04/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/117	12/23/2024	WD	Q	I	01	390,000
GRANTOR: TAYLOR JOHN WESLEY II						
GRANTEE: HERNANDEZ ANGEL ROL						
2677/1871	11/03/2023	SW	Q	I	01	400,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: TAYLOR JOHN WESLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,10] E16 E19 S49 W21 S16 W4 S8 S2 W10 N75 $
FGR=[YR=2023;ORIG=56,59] W21 S16 S5 E1 E20 N21 $
FOP=[YR=2023;ORIG=37,0] S10 W16 N10 E16 $
FOP=[YR=2023;ORIG=31,75] E4 S5 E1 S3 W5 N8 $
.

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	656.00	SF	5.20	5.20	100	2024	2023		100	3,411	

LAND DESCRIPTION

TOTAL OB/XF 3,411

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	125.00	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