

LYDON MATTHEW PAUL/PETELLAT ANTHONY WAYNE
75574 BLACKBIRD DR
YULEE, FL 32097

10-2N-26-2010-0579-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY						STANDARD	
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE						262,454	
TOTAL MARKET OB/XF VALUE						4,362	
TOTAL LAND VALUE - MARKET						65,000	
TOTAL MARKET VALUE						331,816	
SOH/AGL Deduction						0	
ASSESSED VALUE						331,816	
TOTAL EXEMPTION VALUE			HX HB			50,722	
BASE TAXABLE VALUE						281,094	
TOTAL JUST VALUE						331,816	
NCON VALUE						266,816	
INCOME VALUE							
PREVIOUS YEAR MKT VALUE						65,000	
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
C0240002419		PRIVATE PROVIDER		378,477		02/29/2024	
B23-09094		SFR _2052 HTD		378,477		07/17/2023	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	
2714/846		4/29/2024	SW	Q	I	01	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: PETELLAT ANTHONY WA							
2522/0861		12/15/2021	SW	Q	V	05	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: RICHMOND AMERICAN H							
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=21,0] S10 E16 N10 W16 \$							
FOP=[YR=2023;ORIG=31,75] E4 S5 E1 S3 W5 N8 \$							