LOT 589
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

ROBINSON PROPERTY INVESTMENTS LLC
95145 NASSAU RIVER RD
FERNANDINA BEACH, FL 32034

2025

10-2N-26-2010-0589-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

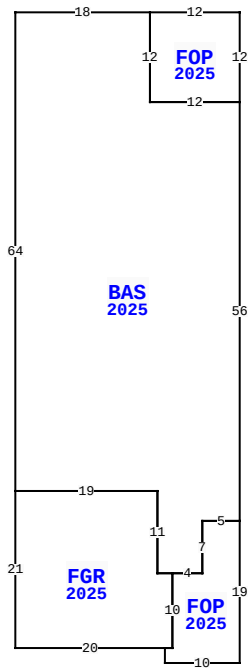
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,862	100	2025	1,862	224,371
FGR	419	55	2025	230	27,715
FOP	144	30	2025	43	5,182
FOP	145	30	2025	44	5,302
TOTALS	2,570			2,179	262,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,179	120.4959	120.50	262,570	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1862 HX Base Yr



75519 CANTERWOOD DR, YULEE

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

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	2025	2024		100	4,368	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	262,570
TOTAL MARKET OB/XF VALUE	4,368
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	331,938
SOH/AGL Deduction	0
ASSESSED VALUE	331,938
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,938
TOTAL JUST VALUE	331,938
NCON VALUE	266,938
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007067	NEW ONE STORY SIN	302,888	06/14/2024
240007067	CO		06/14/2024
B230016477		302,888	12/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/865	12/31/2024	WD	Q	I	01	355,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROBINSON PROPERTY I						
2688/1134	1/08/2024	SW	Q	V	05	921,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E18 S12 E12 S56 W5 S7 W4 W2 N11 W19 N64 $
FGR=[YR=2025;ORIG=10,74] E19 S11 E2 S10 W1 W20 N21 $
FOP=[YR=2025;ORIG=35,78] E5 S19 W10 N2 E1 N10 E4 N7 $
FOP=[YR=2025;ORIG=28,22] E12 N12 W12 S12 $
.

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	127.00	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