LOT 590
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

TEXEIRA BRYCE VALDIMIR/MATSON EMILY
75511 CANTERWOOD DR
YULEE, FL 32097

2025

10-2N-26-2010-0590-0000

BUILDING CHARACTERISTICS

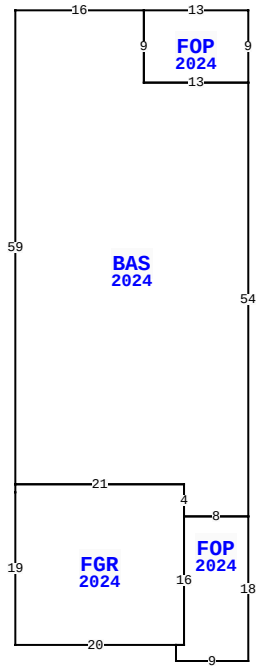
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,626	100	2024	1,626	193,250
FGR	420	55	2024	231	27,454
FOP	117	30	2024	35	4,160
FOP	146	30	2024	44	5,229
TOTALS	2,309			1,936	230,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,936	118.8495	118.85	230,094	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1626 HX Base Yr 2024



75511 CANTERWOOD DR, 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		230,094
TOTAL MARKET OB/XF VALUE		3,078
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		298,172
SOH/AGL Deduction		13,905
ASSESSED VALUE		284,267
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		233,545
TOTAL JUST VALUE		298,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302336	CO		08/15/2023
B2302336	NEW CONSTR	273,973	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/800	10/18/2023	WD	Q	I	01	360,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TEXEIRA BRYCE VALDI						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,0] E16 S9 E13 S54 W8 N4 W21 N59 $
FGR=[YR=2024;ORIG=40,79] N19 N1 E21 S4 S16 W1 W20 $
FOP=[YR=2024;ORIG=56,0] E13 S9 W13 N9 $
FOP=[YR=2024;ORIG=61,63] E8 S18 W9 N2 E1 N16 $
.

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	592.00	SF	5.20	5.20	100	2024	2023		100	3,078	

LAND DESCRIPTION

TOTAL OB/XF 3,078

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	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 09/19/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS