

LOT 605  
 TRIBUTARY PHASE 1A UNIT 6  
 OR 2504/1849

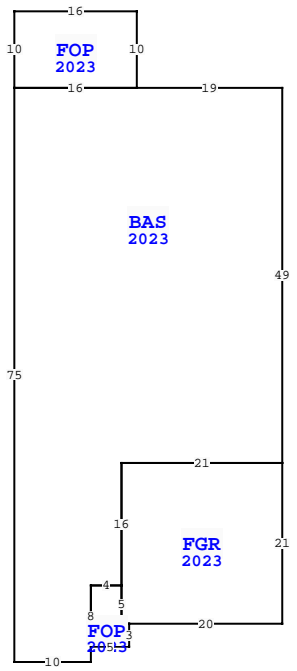
MAZON JOSEPH PONCE  
 75508 CANTERWOOD DR  
 YULEE, FL 32097

2025

10-2N-26-2010-0605-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 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
BAS	2,039	100	2023
FGR	441	55	2023
FOP	35	30	2023
FOP	160	30	2023
TOTALS	2,675		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2025								
				Heated Area: 2039			HX Base Yr 2025				



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			4,349
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			341,444
SOH/AGL Deduction			0
ASSESSED VALUE			341,444
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			285,722
TOTAL JUST VALUE			341,444
NCON VALUE			272,095
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007868	PRIVATE PROVIDER	378,477	07/03/2024
B23-10832	SFR	378,477	08/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/1087	9/27/2024	SW Q	Q	I	01	410,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MAZON JOSEPH PONCE						
2522/0861	12/15/2021	SW Q	Q	V	05	4,393,200
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

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

BUILDING NOTES	
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 \$	

EXTRA FEATURES															
L N	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	100	0	0		669.00	SF	6.50				100	4,349

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							