

LOT 609
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

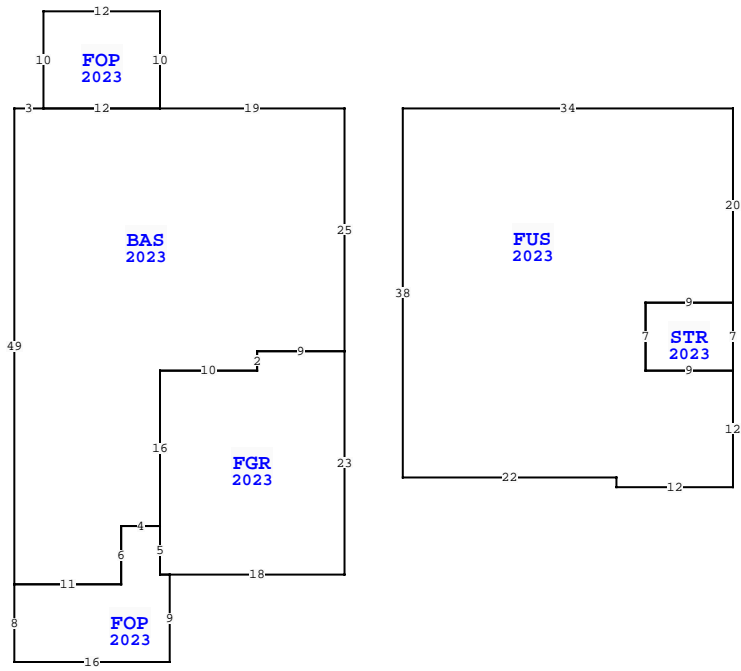
HALL LATANYA
 75476 CANTERWOOD DRIVE
 YULEE, FL 32097

2025

10-2N-26-2010-0609-0000

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 Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	1,206	100	2023
FGR	417	55	2023
FOP	120	30	2023
FOP	153	30	2023
FUS	1,241	100	2023
STR	63	10	2023
TOTALS	3,200		

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%	- 2024		Heated Area: 2447					HX Base Yr	2024



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE	318,164				
TOTAL MARKET OB/XF VALUE	3,286				
TOTAL LAND VALUE - MARKET	65,000				
TOTAL MARKET VALUE	386,450				
SOH/AGL Deduction	19,964				
ASSESSED VALUE	366,486				
TOTAL EXEMPTION VALUE	HX HB 50,722				
BASE TAXABLE VALUE	315,764				
TOTAL JUST VALUE	386,450				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	356,157				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302335	CO		08/15/2023
B2302335	NEW CONSTR	391,990	02/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/851	8/24/2023	WD	Q	I	01	455,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HALL LATANYA						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	632.00	SF	5.20	5.20	100	2024

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

BUILDING DIMENSIONS											
FUS=[YR=2023;ORIG=74,0] W34 S38 E22 S1 E12 N12 W9 N7 E9 N20 \$											
BAS=[YR=2023;ORIG=34,0] W19 W12 W3 S49 E11 N6 E4 N16 E10 N2 E9 N25 \$											
FGR=[YR=2023;ORIG=34,25] W9 S2 W10 S16 S5 E1 E18 N23 \$											
FOP=[YR=2023;ORIG=3,0] E12 N10 W12 S10 \$											
FOP=[YR=2023;ORIG=15,43] W4 S6 W11 S8 E16 N9 W1 N5 \$											
STR=[YR=2023;ORIG=74,20] W9 S7 E9 N7 \$											

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	DPHT 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							