

LOT 621
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

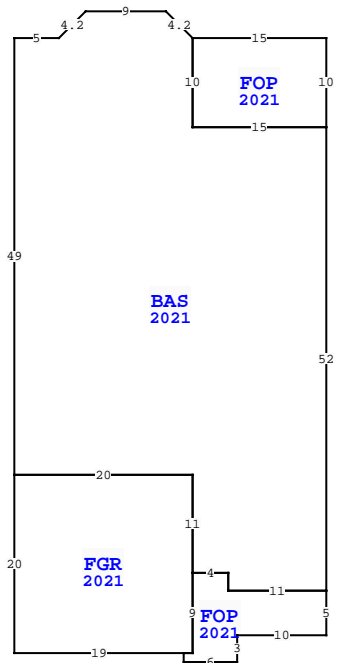
COLEY LYNNEE ANN
 75613 BLACKBIRD DRIVE
 YULEE, FL 32097

2025

10-2N-26-2010-0621-0000

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	11	CLAY TILE	50
Interior Floor	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
Occupancy	00	NONE	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	1,788	100	2021
FGR	400	55	2021
FOP	99	30	2021
FOP	150	30	2021
TOTALS	2,437		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2025									
				Heated Area:	1788			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		247,565	
TOTAL MARKET OB/XF VALUE		3,829	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		316,394	
SOH/AGL Deduction		0	
ASSESSED VALUE		316,394	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		316,394	
TOTAL JUST VALUE		316,394	
NCON VALUE		251,394	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006260	NEW SFR T-2440, H	289,579	05/24/2024
22010119	NEW CONSTR	289,579	07/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/362	8/15/2024	WD	Q	I	01	406,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COLEY LYNNEE ANN						
2688/1134	1/08/2024	SW	Q	V	05	921,700
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	YEAR ACTUAL	Q % COND						
1	0810	CONCRETE A	0	0	0	0		589.00	SF	6.50		6.50	100	2025	2024	100	3,829	

BUILDING NOTES	
BAS=[YR=2021;ORIG=-35,0] E5 U3R3 E9 D3R3 S10 E15 S52 W11 N2 W4 N11 W20 N49 \$	
FGR=[YR=2021;ORIG=-16,69] W19 N20 E20 S11 S9 W1 \$	
FOP=[YR=2021;ORIG=0,0] W15 S10 E15 N10 \$	
FOP=[YR=2021;ORIG=-16,69] S1 E6 N3 E10 N5 W11 N2 W4 S9 W1 \$	

BUILDING DIMENSIONS	
BAS=[YR=2021;ORIG=-35,0] E5 U3R3 E9 D3R3 S10 E15 S52 W11 N2 W4 N11 W20 N49 \$	
FGR=[YR=2021;ORIG=-16,69] W19 N20 E20 S11 S9 W1 \$	
FOP=[YR=2021;ORIG=0,0] W15 S10 E15 N10 \$	
FOP=[YR=2021;ORIG=-16,69] S1 E6 N3 E10 N5 W11 N2 W4 S9 W1 \$	

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	0		PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							