

LOT 632
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

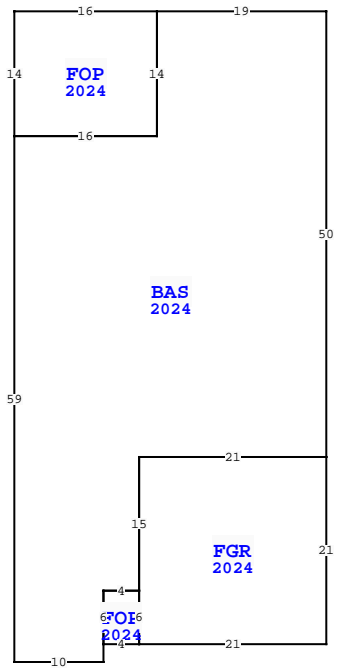
SEARS CHRISTOPHER ANDREW
 75525 BLACKBIRD DR
 YULEE, FL 32097

2025

10-2N-26-2010-0632-0000

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	13	LVT/LAMTM	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	1,816	100	2024
FGR	441	55	2024
FOP	24	30	2024
FOP	224	30	2024
TOTALS	2,505		

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:	1816			HX Base Yr	2025		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			241,434
TOTAL MARKET OB/XF VALUE			9,391
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			315,825
SOH/AGL Deduction			68,243
ASSESSED VALUE			247,582
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			191,860
TOTAL JUST VALUE			315,825
NCON VALUE			250,825
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001254	PRIVATE PROVIDER	342,009	02/01/2024
B23-09297	SFR_ 1822	342,009	07/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/922	2/07/2024	SW	Q	I	02	372,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SEARS CHRISTOPHER A						
2522/0861	12/15/2021	SW	Q	V	05	4,393,200
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	614.00	UT	6.50	6.50	100	2025
2	0462	ST/AL FNC	0	100	0	480.00	SF	10.00	10.00	100	2025
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2025

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

BUILDING NOTES	
BAS=[YR=2024;ORIG=80,0] W19 S14 W16 S59 E10 N2 N6 E4 N15 E21 N50 \$	
FOP=[YR=2024;ORIG=61,14] W16 N14 E16 S14 \$	
FOP=[YR=2024;ORIG=55,65] E4 S6 W4 N6 \$	
FGR=[YR=2024;ORIG=80,71] W21 N6 N15 E21 S21 \$	

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							