LOT 634
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

JACOBS SARA RENEE/TRAPNELL ERIC JOSEPH
75240 PLUMBAGO TRACE
YULEE, FL 32097

2025

10-2N-26-2010-0634-0000

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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

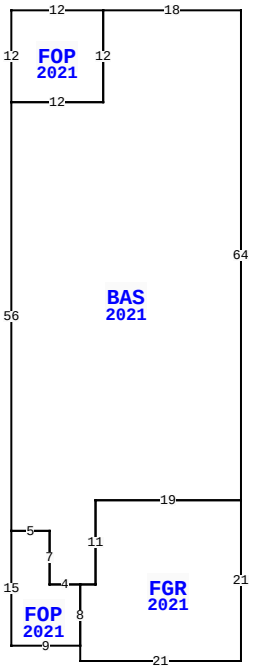
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,862	100	2021	1,862	219,381
FGR	419	55	2021	230	27,099
FOP	107	30	2021	32	3,770
FOP	144	30	2021	43	5,066
TOTALS	2,532			2,167	255,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,167	117.8205	117.82	255,316	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1862 HX Base Yr 2025



75240 PLUMBAGO TRC, 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		255,316
TOTAL MARKET OB/XF VALUE		3,985
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		324,301
SOH/AGL Deduction		0
ASSESSED VALUE		324,301
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		268,579
TOTAL JUST VALUE		324,301
NCON VALUE		259,301
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002478	NEW SFR TOTAL SQ	309,361	03/04/2024
B23-04341	SFR	309,361	04/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2730/273	8/02/2024	WD	Q	I	01	400,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JACOBS SARA RENEE						
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=2021;ORIG=-18,0] S12 W12 S56 E5 S7 E4 E2 N11 E19 N64 W18 $
FGR=[YR=2021;ORIG=-21,85] E21 N21 W19 S11 W2 S8 S2 $
FOP=[YR=2021;ORIG=-18,12] N12 W12 S12 E12 $
FOP=[YR=2021;ORIG=-30,68] S15 E9 N8 W4 N7 W5 $
PTR=[ORIG=0,0] E20 W20 $
.

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	0810	CONCRETE A	0	100	0	0	613.00	SF	6.50	6.50	100	2025	2024		100	3,985	

LAND DESCRIPTION

TOTAL OB/XF 3,985

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	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/07/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS