

LOT 636
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

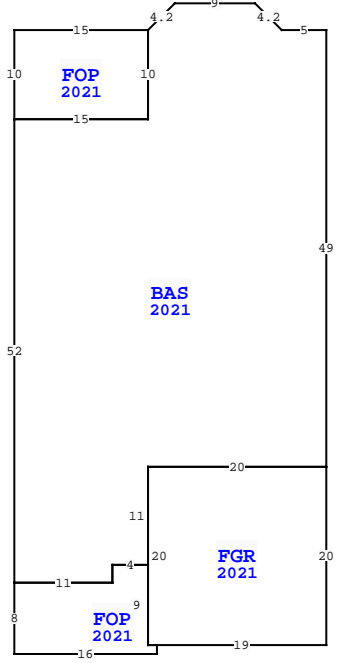
COOK CRYSTAL
 75224 PLUMBAGO TRACE
 YULEE, FL 32097

2025

10-2N-26-2010-0636-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structure	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	129	30	2021
FOP	150	30	2021
TOTALS	2,467		

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: 1788						
					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			248,634
TOTAL MARKET OB/XF VALUE			4,258
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			317,892
SOH/AGL Deduction			0
ASSESSED VALUE			317,892
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			267,170
TOTAL JUST VALUE			317,892
NCON VALUE			252,892
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007199	NSFR (H)1789, (G)	290,334	06/18/2024
240007199	CO		06/18/2024
B230016508		290,334	12/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/1715	12/30/2024	WD	Q	I	01	378,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COOK CRYSTAL						
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	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	655.00	SF	6.50	6.50	100	2025	2024		100	4,258	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021;ORIG=0,0] W5 U3L3 W9 D3L3 S10 W15 S52 E11 N2 E4 N11 E20 N49 \$	
FGR=[YR=2021;ORIG=-19,69] E19 N20 W20 S20 E1 \$	
FOP=[YR=2021;ORIG=-20,0] W15 S10 E15 N10 \$	
FOP=[YR=2021;ORIG=-35,62] S8 E16 N1 W1 N9 W4 S2 W11 \$	

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