

LOT 638
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

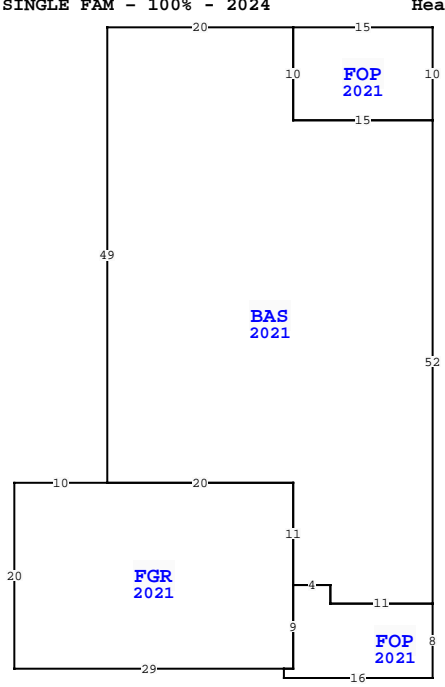
FORTYZ-JIMENEZ NOEMI E/RIVERA-AGOSTO SIXTO
 75208 PLUMBAGO TRACE
 YULEE, FL 32097

2025

10-2N-26-2010-0638-0000

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	1,752	100	2021
FGR	600	55	2021
FOP	129	30	2021
FOP	150	30	2021
TOTALS	2,631		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,166	118.8495	118.85	257,429	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 1752 HX Base Yr 2024											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			257,429
TOTAL MARKET OB/XF VALUE			4,496
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			326,925
SOH/AGL Deduction			23,305
ASSESSED VALUE			303,620
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			252,898
TOTAL JUST VALUE			326,925
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-02833	CO		09/20/2023
23002833	NEW CONSTR	291,218	03/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/143	10/12/2023	WD Q	Q	I	01	405,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FORTYZ-JIMENEZ NOEM						
2574/0950	6/24/2022	SW Q	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	0812	CONCRETE C	0	100	0	1,124.00	SF	4.00	4.00	100	2024

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

BUILDING NOTES											
BAS=[YR=2021;ORIG=-35,0] E20 S10 E15 S52 W11 N2 W4 N11 W20 N49 \$											
FGR=[YR=2021;ORIG=-16,69] W29 N20 E10 E20 S11 S9 W1 \$											
FOP=[YR=2021;ORIG=-15,0] E15 S10 W15 N10 \$											
FOP=[YR=2021;ORIG=0,62] S8 W16 N1 E1 N9 E4 S2 E11 \$											

BUILDING DIMENSIONS											
BAS=[YR=2021;ORIG=-35,0] E20 S10 E15 S52 W11 N2 W4 N11 W20 N49 \$											
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FOP=[YR=2021;ORIG=0,62] S8 W16 N1 E1 N9 E4 S2 E11 \$											

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	DPTH 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	82.00	118.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							