LOT 640
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

PRENTICE KAITLYN NICOLE
75235 PLUMBAGO TRACE
YULEE, FL 32097

2025

10-2N-26-2010-0640-0000

BUILDING CHARACTERISTICS

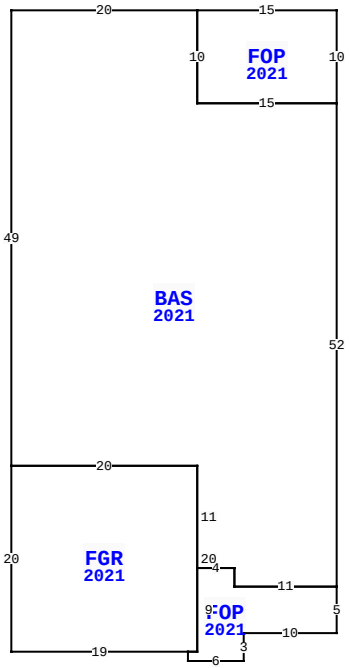
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	2021	1,752	208,225
FGR	400	55	2021	220	26,147
FOP	99	30	2021	30	3,566
FOP	150	30	2021	45	5,348
TOTALS	2,401			2,047	243,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,047	118.8495	118.85	243,286	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1752 HX Base Yr



75235 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	243,286
TOTAL MARKET OB/XF VALUE	3,829
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	312,115
SOH/AGL Deduction	0
ASSESSED VALUE	312,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,115
TOTAL JUST VALUE	312,115
NCON VALUE	247,115
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004164	NSFR (T)2404 (H)1	284,148	04/12/2024
240004164	CO		04/12/2024
B230014772		284,148	11/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/546	4/23/2024	WD	Q	I	01	400,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PRENTICE KAITLYN NI						
2673/1857	10/11/2023	SW	Q	V	05	230,500
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-35,0] E20 S10 E15 S52 W11 N2 W4 N11 W20 N49 $
FGR=[YR=2021;ORIG=-16,69] W19 N20 E20 S20 W1 $
FOP=[YR=2021;ORIG=0,0] W15 S10 E15 N10 $
FOP=[YR=2021;ORIG=0,62] S5 W10 S3 W6 N1 E1 N9 E4 S2 E11 $
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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	0	0	0	589.00	SF	6.50	6.50	100	2025	2024		100	3,829	

TOTAL OB/XF 3,829

LAND DESCRIPTION

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	000134	C	RES POND	0		PUD	45.00	125.00	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