

LOT 645
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

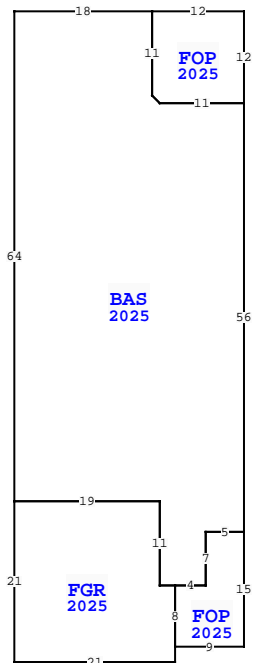
KING BRITNI NICOLE & ASHLEIGH MARIE
 75275 PLUMBAGO TRACE
 YULEE, FL 32097

2025

10-2N-26-2010-0645-0000

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	11	CLAY TILE	70
Interior Floo	14	CARPET	30
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
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	1,863	100	2025
FGR	419	55	2025
FOP	107	30	2025
FOP	144	30	2025
TOTALS	2,533		

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: 1863						
					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			261,244
TOTAL MARKET OB/XF VALUE			3,894
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			330,138
SOH/AGL Deduction			0
ASSESSED VALUE			330,138
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			279,416
TOTAL JUST VALUE			330,138
NCON VALUE			265,138
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007974	NEW SFR T-2534, H	301,468	07/08/2024
B230016494		301,468	12/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/304	7/15/2024	WD Q	Q	I	01	410,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KING BRITNI NICOLE						
2688/1134	1/08/2024	SW Q	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	0			6.50	100	2025	2024		100	3,894	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=10,10] E18 S11 D1R1 E11 S56 W5 S7 W4 W2 N11 W19 N64 \$	
FOP=[YR=2025;ORIG=29,22] E11 N12 W12 S11 D1R1 \$	
FGR=[YR=2025;ORIG=29,74] W19 S21 E21 N2 N8 W2 N11 \$	
FOP=[YR=2025;ORIG=35,78] E5 S15 W9 N8 E4 N7 \$	

LAND DESCRIPTION		TOTAL OB/XF															3,894							
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	000134	C	RES POND	100		PUD	45.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							