

LOT 651
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

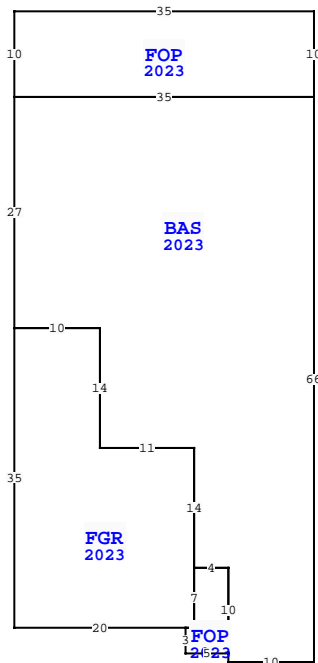
CLAYTON DARWIN LAROY & CLAUDIA LEHE
 75323 PLUMBAGO TRACE
 YULEE, FL 32097

2025

10-2N-26-2010-0651-0000

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	13	LVT/LAMMT	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
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	1,601	100	2023
FGR	581	55	2023
FOP	43	30	2023
FOP	350	30	2023
TOTALS	2,575		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1		2,039	114.2190	114.22	232,895	2023	2023	0	0	0.00	100.00	
			1 SINGLE FAM - 100% - 2024			Heated Area: 1601			HX Base Yr 2024			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			232,895
TOTAL MARKET OB/XF VALUE			4,160
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			302,055
SOH/AGL Deduction			30,507
ASSESSED VALUE			271,548
TOTAL EXEMPTION VALUE	HX HB DD		60,722
BASE TAXABLE VALUE			210,826
TOTAL JUST VALUE			302,055
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05293	CO		11/21/2023
B23-05293	SFR	271,579	04/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/838	12/15/2023	SW	Q	I	01	369,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CLAYTON DARWIN LARO						
2522/0861	12/15/2021	SW	Q	V	05	4,393,200
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

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
1	0810	CONCRETE A	0	100	0	640.00	SF	6.50	6.50	100	2024	2023

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=75,0] W35 S27 E10 S14 E11 S14 E4 S10 S1 E10 N66 \$	
FGR=[YR=2023;ORIG=50,27] W10 S35 E20 E1 N7 N14 W11 N14 \$	
FOP=[YR=2023;ORIG=75,0] W35 N10 E35 S10 \$	
FOP=[YR=2023;ORIG=65,65] W5 N3 E1 N7 E4 S10 \$	

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	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							