

LOT 652
 TRIBUTARY PHASE 1A UNIT 6
 OR 2504/1849

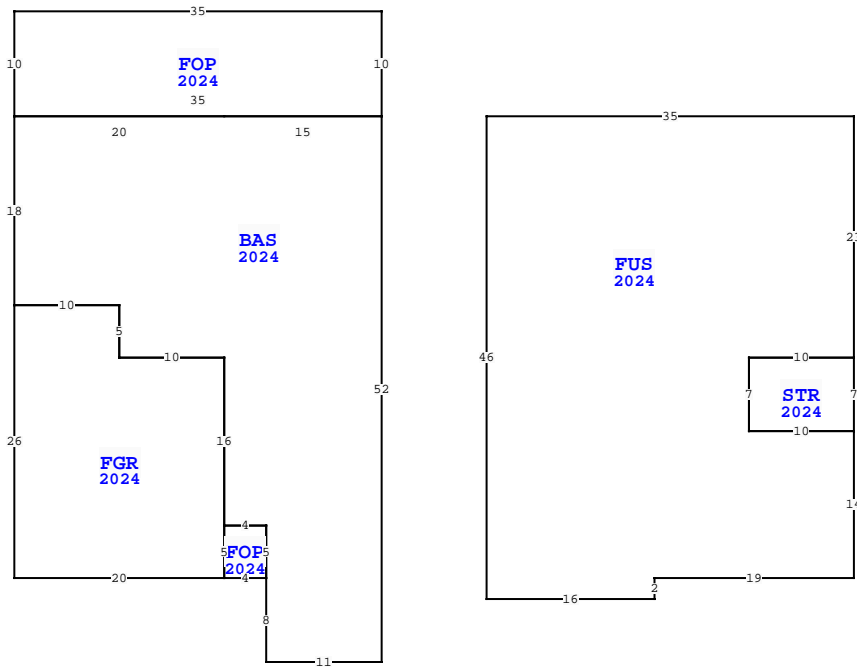
WISE HENRY CARL
 75331 PLUMBAGO TRC
 YULEE, FL 32097

2025

10-2N-26-2010-0652-0000

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	14	CARPET	60
Interior Floo	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
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	1,138	100	2024
FGR	470	55	2024
FOP	20	30	2024
FOP	350	30	2024
FUS	1,502	100	2024
STR	70	10	2024
TOTALS	3,550		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		3,016	104.1348	104.13	314,056	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2025											
Heated Area: 2640											
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		314,056	
TOTAL MARKET OB/XF VALUE		4,576	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		383,632	
SOH/AGL Deduction		0	
ASSESSED VALUE		383,632	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		332,910	
TOTAL JUST VALUE		383,632	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,744	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-05287	CO		11/13/2023
B23-05287	SFR	424,826	04/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/689	11/14/2023	SW	Q	I	01	429,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WISE HENRY CARL						
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0			6.50	100	2024	2023		100	4,576	

TOTAL OB/XF										4,576						

BUILDING NOTES									
FUS=[YR=2024;ORIG=65,10] E35 S23 W10 S7 E10 S14 W19 S2 W16 N46 \$									
BAS=[YR=2024;ORIG=20,28] N18 E20 E15 S52 W11 N8 N5 W4 N16 W10 N5 W10 \$									
FGR=[YR=2024;ORIG=20,54] N26 E10 S5 E10 S16 S5 W20 \$									
FOP=[YR=2024;ORIG=20,0] E35 S10 W35 N10 \$									
STR=[YR=2024;ORIG=90,33] E10 S7 W10 N7 \$									
FOP=[YR=2024;ORIG=40,49] E4 S5 W4 N5 \$									

LAND DESCRIPTION										TOTAL OB/XF										4,576						
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									