LOT 2
TRIBUTARY PH 1A UNIT 8 OR 2667/7
COVTS & RESTS IN OR 2675/300

LEONARD DANIEL BYNON IV
75417 BANYAN WAY
YULEE, FL 32097

2025

10-2N-26-2011-0002-0000

BUILDING CHARACTERISTICS

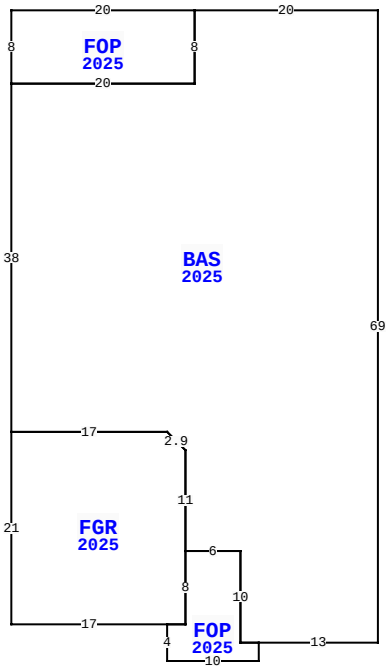
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2025	2,105	251,484
FGR	397	55	2025	218	26,044
FOP	84	30	2025	25	2,987
FOP	160	30	2025	48	5,735
TOTALS	2,746			2,396	286,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	119.4669	119.47	286,250	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 2105 HX Base Yr 2025



75417 BANYAN WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,250
TOTAL MARKET OB/XF VALUE		4,433
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		355,683
SOH/AGL Deduction		75,880
ASSESSED VALUE		279,803
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,081
TOTAL JUST VALUE		355,683
NCON VALUE		290,683
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007730	NSFR	382,542	07/01/2024
B230015257		382,542	11/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/278	8/30/2024	WD	Q	I	01	425,700
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: LEONARD DANIEL BYNO						
2675/308	10/19/2023	SW	Q	V	05	370,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: WEEKLEY HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,18] N8 E20 S69 W13 W2 N10 W6 N11 U2L2 W17 N38 E20 $
FOP=[YR=2025;ORIG=30,18] W20 N8 E20 S8 $
FGR=[YR=2025;ORIG=10,56] E17 D2R2 S11 S8 W2 W17 N21 $
FOP=[YR=2025;ORIG=29,69] E6 S10 E2 S2 W10 N4 E2 N8 $
.

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	100	0	0	682.00	SF	6.50	6.50	100	2025	2024		100	4,433	

LAND DESCRIPTION

TOTAL OB/XF 4,433

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	000135	C	RES NATURAL	100		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/13/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS