

LOT 4
 TRIBUTARY PH 1A UNIT 8 OR 2667/7
 COVTS & RESTS IN OR 2675/300

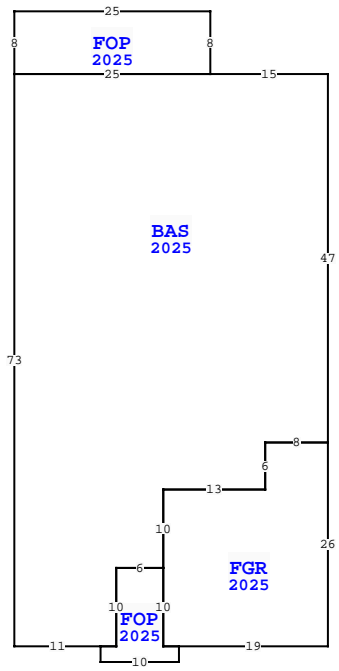
SMITH STEVEN JARROD & JOLEENE NICHOLE
 75433 BANYAN WAY
 YULEE, FL 32034

2025

10-2N-26-2011-0004-0000


ELEMENT		CD	BUILDING CHARACTERISTICS		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 Floor	11	CLAY TILE	70			
Interior Floor	14	CARPET	30			
Air Condition	03	CENTRAL	100			
Heating Type	04	AIR DUCTED	100			
Bedrooms		4	100			
Bathrooms		3	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	2,392	100	2025	2,392	287,160	
FGR	468	55	2025	257	30,853	
FOP	80	30	2025	24	2,881	
FOP	200	30	2025	60	7,203	
TOTALS	3,140			2,733	328,097	

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: 2392					HX Base Yr 2025	



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			328,097
TOTAL MARKET OB/XF VALUE			4,121
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			397,218
SOH/AGL Deduction			28,056
ASSESSED VALUE			369,162
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			313,440
TOTAL JUST VALUE			397,218
NCON VALUE			332,218
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006139	NEW SFR T-3146 H-	435,332	05/22/2024
B230014884		435,332	11/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/169	5/30/2024	WD Q	Q	I	01	453,900
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: SMITH STEVEN JARROD						
2675/308	10/19/2023	SW Q	Q	V	05	370,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: WEEKLEY HOMES LLC						

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	634.00	SF	6.50	6.50	100	2025	2024		100	4,121	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=10,10] E25 E15 S47 W8 S6 W13 S10 W6 S10 W2 W11 N73 \$	
FOP=[YR=2025;ORIG=10,10] E25 N8 W25 S8 \$	
FGR=[YR=2025;ORIG=29,63] E13 N6 E8 S26 W19 W2 N10 N10 \$	
FOP=[YR=2025;ORIG=23,73] E6 S10 E2 S2 W10 N2 E2 N10 \$	

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