

LOT 5
 TRIBUTARY PH 1A UNIT 8 OR 2667/7
 COVTS & RESTS IN OR 2675/300

HORTON ANDREA DENISE
 75441 BANYAN WAY
 YULEE, FL 32097

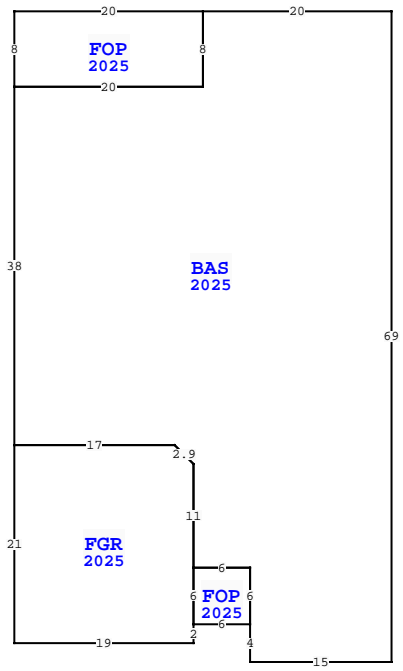
2025

10-2N-26-2011-0005-0000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	HARDIE BRD 100	Exterior Wall			
03	GABLE/HIP 100	Roof Structur			
03	COMP SHNGL 100	Roof Cover			
05	DRYWALL 100	Interior Wall			
11	CLAY TILE 70	Interior Floor			
14	CARPET 30	Interior Floor			
03	CENTRAL 100	Air Condition			
04	AIR DUCTED 100	Heating Type			
	3 100	Bedrooms			
	2 100	Bathrooms			
02	WOOD FRAME 100	Frame			
1.	1. 100	Stories			
	0 100	Units			
04	Quality Level 04	Quality			
0100	SINGLE FAMILY	DOR CODE			
		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	36	30	2025	11	1,314
FOP	160	30	2025	48	5,735
TOTALS	2,698			2,382	284,578

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,382	119.4669	119.47	284,578	2024	2024	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2025 Heated Area: 2105 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		284,578	
TOTAL MARKET OB/XF VALUE		4,043	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		353,621	
SOH/AGL Deduction		0	
ASSESSED VALUE		353,621	
TOTAL EXEMPTION VALUE		13	353,621
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		353,621	
NCON VALUE		288,621	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		90,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012231	CO		10/31/2024
B240005784	T2716 H2101 G410	380,969	05/13/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/208	11/25/2024	WD	Q	I	01	443,200
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: HORTON ANDREA DENIS						
2675/308	10/19/2023	SW	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	0		6.50	100	2025	2024		100	4,043	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=30,18] N8 E20 S69 W15 N4 N6 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 S6 S2 W19 N21 \$	
FOP=[YR=2025;ORIG=29,69] E6 S6 W6 N6 \$	

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