LOT 6
TRIBUTARY PH 1A UNIT 8 OR 2667/7

WEEKLEY HOMES LLC
1111 NORTH POST OAK ROAD
HOUSTON, TX 77055

2025

10-2N-26-2011-0006-0000

BUILDING CHARACTERISTICS

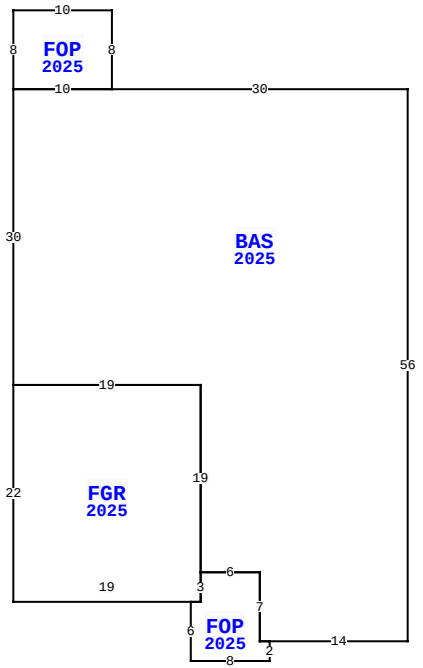
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,704	100	2025	1,704	207,070
FGR	418	55	2025	230	27,950
FOP	62	30	2025	19	2,309
FOP	80	30	2025	24	2,916
TOTALS	2,264			1,977	240,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,977	121.5249	121.52	240,245	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1704 HX Base Yr



75449 BANYAN WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	240,245
TOTAL MARKET OB/XF VALUE	4,440
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	309,685
SOH/AGL Deduction	0
ASSESSED VALUE	309,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,685
TOTAL JUST VALUE	309,685
NCON VALUE	244,685
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001324	NSFR	314,026	02/07/2025
B240005607	T2270 H1707 G410	314,026	05/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/1034	1/08/2024	SW	Q	V	05	2,220,000

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: WEEKLEY HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E10 E30 S56 W14 W1 N7 W6 N19 W19 N30 $
FGR=[YR=2025;ORIG=29,40] W19 S22 E19 N3 N19 $
FOP=[YR=2025;ORIG=29,59] E6 S7 E1 S2 W8 N6 E1 N3 $
FOP=[YR=2025;ORIG=10,10] E10 N8 W10 S8 $
.

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	0	0	0	683.00	SF	6.50	6.50	100	2025	2024		100	4,440	

LAND DESCRIPTION

TOTAL OB/XF 4,440

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	0		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/15/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS