LOT 10
TRIBUTARY PH 1A UNIT 8 OR 2667/7

WILKERSON KENNETH JAMES & ALETHIA KORNLIEA
75481 BANYAN WAY
YULEE, FL 32097

2025

10-2N-26-2011-0010-0000

BUILDING CHARACTERISTICS

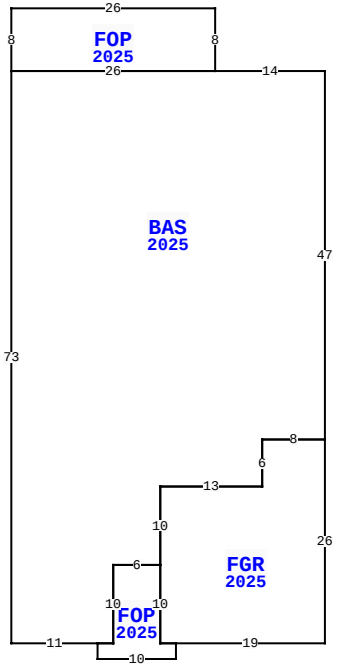
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	208	30	2025	62	7,443
TOTALS	3,148			2,735	328,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,735	120.0528	120.05	328,337	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2392 HX Base Yr



75481 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	328,337
TOTAL MARKET OB/XF VALUE	4,017
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	397,354
SOH/AGL Deduction	0
ASSESSED VALUE	397,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	397,354
TOTAL JUST VALUE	397,354
NCON VALUE	332,354
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013968	NSFR	435,332	12/18/2024
B240006224	GL BROSWELL	435,332	05/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/1041	12/19/2024	WD	Q	I	01	432,300
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: WILKERSON KENNETH J						
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] E26 E14 S47 W8 S6 W13 S10 W6 S10 W2 W11 N73 $
FOP=[YR=2025;ORIG=10,10] E26 N8 W26 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 $
.

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	618.00	SF	6.50	6.50	100	2025	2024		100	4,017	

LAND DESCRIPTION

TOTAL OB/XF 4,017

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 01/10/2025 BY TWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS