LOT 11
TRIBUTARY PH 1A UNIT 8 OR 2667/7

**VASQUEZ CALEB TOMAS & DIAMOND ALEXUS**
75489 BANYAN WAY
YULEE, FL 32097

**2025**

**10-2N-26-2011-0011-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5020.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

75489 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 65,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 65,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 65,000 |
| TOTAL JUST VALUE | 65,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 90,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO250002063 | NSFR (T) 2256 (H) | 314,245 | 02/27/2025 |
| B240009232 | NSFR (T) 2256 (H) | 314,245 | 08/08/2024 |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2771/1383 | 2/27/2025 | WD | Q | I | 02 | 383,400 |
| GRANTOR: WEEKLEY HOMES LLC | | | | | | |
| GRANTEE: VASQUEZ CALEB TOMAS | | | | | | |
| 2688/1034 | 1/08/2024 | SW | Q | V | 05 | 2,220,000 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: WEEKLEY HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 03/19/2025 BY MLU Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS