LOT 53
TRIBUTARY PH 1A UNIT 8 OR 2667/7

STONE DOUGLAS RYAN & VANESSA KALEIGH
75789 ESTUARY WAY
YULEE, FL 32097

2025

10-2N-26-2011-0053-0000

BUILDING CHARACTERISTICS

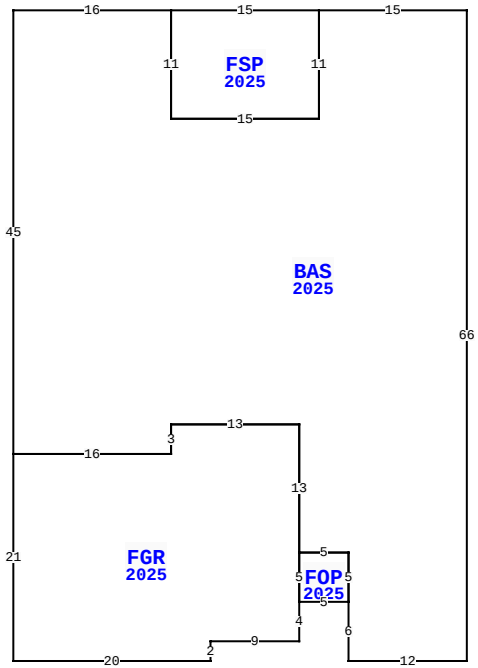
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,168	100	2025	2,168	260,268
FGR	630	55	2025	346	41,537
FOP	25	30	2025	8	960
FSP	165	40	2025	66	7,923
TOTALS	2,988			2,588	310,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,588	120.0528	120.05	310,689	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2025 Heated Area: 2168 HX Base Yr



75789 ESTUARY WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	310,689
TOTAL MARKET OB/XF VALUE	8,250
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	383,939
SOH/AGL Deduction	0
ASSESSED VALUE	383,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	383,939
TOTAL JUST VALUE	383,939
NCON VALUE	318,939
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012820	CO		11/14/2024
B240007187	PRIVATE PROVIDER	406,537	06/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/268	12/23/2024	SW	Q	I	01	445,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: STONE DOUGLAS RYAN						
2675/1205	10/20/2023	SW	Q	V	05	3,219,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E16 S11 E15 N11 E15 S66 W12 N6 N5 W5 N13 W13 S3 W16 N45 $
FSP=[YR=2025;ORIG=26,21] E15 N11 W15 S11 $
FGR=[YR=2025;ORIG=39,52] W13 S3 W16 S21 E20 N2 E9 N4 N5 N13 $
FOP=[YR=2025;ORIG=39,65] E5 S5 W5 N5 $
.

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	0855	CONC PAVER	0	0	0	0	825.00	SF	10.00	10.00	100	2025	2024		100	8,250	

LAND DESCRIPTION

TOTAL OB/XF 8,250

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	000134	C	RES POND	0		PUD			1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/16/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS