LOT 68
TRIBUTARY PH 1A UNIT 8 OR 2667/7

SANTOS ELIZABETH JO DILLINGHAM & JOE
75720 ESTUARY WAY
YULEE, FL 32097

2025

10-2N-26-2011-0068-0000

BUILDING CHARACTERISTICS

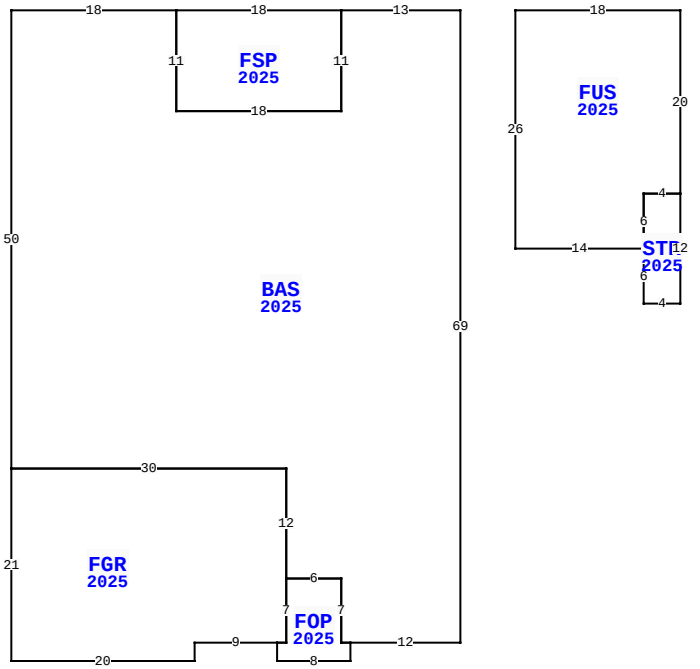
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,571	100	2025	2,571	295,794
FGR	610	55	2025	336	38,657
FOP	58	30	2025	17	1,956
FSP	198	40	2025	79	9,089
FUS	444	100	2025	444	51,082
STR	48	10	2025	5	575
TOTALS	3,929			3,452	397,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,452	115.0506	115.05	397,153	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2025 Heated Area: 3015 HX Base Yr 2025



75720 ESTUARY 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		397,153
TOTAL MARKET OB/XF VALUE		8,560
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		470,713
SOH/AGL Deduction		0
ASSESSED VALUE		470,713
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		419,991
TOTAL JUST VALUE		470,713
NCON VALUE		405,713
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011953	PRIVATE PROVIDER	546,936	10/24/2024
B240000728	HTD 2571 + FUS 44	546,936	01/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2746/1598	10/29/2024	SW	Q	I	01	509,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SANTOS ELIZABETH JO						
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] E18 S11 E18 N11 E13 S69 W12 W1 N7 W6 N12 W30 N50 $
FSP=[YR=2025;ORIG=28,21] E18 N11 W18 S11 $
FGR=[YR=2025;ORIG=40,60] W30 S21 E20 N2 E9 E1 N7 N12 $
FOP=[YR=2025;ORIG=40,72] E6 S7 E1 S2 W8 N2 E1 N7 $
FUS=[YR=2025;ORIG=65,10] E18 S20 W4 S6 W14 N26 $
STR=[YR=2025;ORIG=79,30] E4 S12 W4 N6 N6 $
.

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	100	0	0	856.00	SF	10.00	10.00	100	2025	2024		100	8,560	

LAND DESCRIPTION

TOTAL OB/XF 8,560

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	100		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