

LOT 3
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

KLINE/
75883 SAFFRON LANE
YULEE, FL 32097

2026

10-2N-26-2010-0003-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
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	1,132	100	2021	1,132	126,209
FGR	445	55	2021	245	27,316
FOP	54	30	2021	16	1,784
FOP	130	30	2021	39	4,348
FUS	919	100	2021	919	102,462
STR	32	10	2021	3	335
TOTALS	2,712			2,354	262,452

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,354	107.8000	113.19	266,449	2021	2021	0	0	0	1.50 98.50

1 SINGLE FAM 100% - 2022

Heated Area: 2051

HX Base Yr 2022

The floor plan diagram illustrates a building layout with several distinct areas and their dimensions. The areas are labeled as follows:

- FOP 2021** (Front Office Portico): A small rectangular area at the top left, with dimensions 10 (width) and 13 (height).
- FUS 2021** (Front Utility Space): A large rectangular area at the top right, with dimensions 30 (width) and 31 (height).
- STR 2021** (Storage Room): A small rectangular area at the bottom right, with dimensions 8 (width) and 3 (height).
- BAS 2021** (Bathroom): A large rectangular area in the center, with dimensions 35 (width) and 41 (height).
- FGR 2021** (Front Garden Room): A rectangular area at the bottom left, with dimensions 9 (width) and 9 (height).

The overall dimensions of the building are 107.80 (width) and 113.19 (height). The heated area is 2051, and the HX base year is 2022.

BLD DATE		LGL DATE	
YE DATE		LAND DATE	04/10/2026