

LOT 13
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

HODGES ANTHONY S & JENNIFER J
75963 SAFFRON LN
YULEE, FL 32097

2026

10-2N-26-2010-0013-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
ELEMENT	CD				
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 80		
Interior Floo	14		CARPET 20		
Air Condition	03		CENTRAL 100		
Heating Type	04		AIR DUCTED 100		
Bedrooms		4	100		
Bathrooms		3	100		
Frame	02		WOOD FRAME 100		
Stories	2.	2.	100		
Units	0	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	1,148	100	2021	1,148	136,100
FGR	409	55	2021	225	26,675
FOP	83	30	2021	25	2,964
FOP	120	30	2021	36	4,268
FOP	128	30	2021	38	4,505
FUS	1,331	100	2021	1,331	157,796
STR	52	10	2021	5	593
TOTALS	3,271			2,808	332,901

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,808	114.6240	120.36	337,971	2021	2021	0	0	0	98.50

1 SINGLE FAM 100% - 2022

Heated Area: 2479

HX Base Yr 2022

The floor plan diagram illustrates a building layout with several labeled areas and dimensions. The areas are: BAS 2021 (a large central rectangular area), FOP 2021 (three smaller rectangular areas: one at the top left, one at the bottom left, and one at the bottom right), FGR 2021 (a rectangular area at the bottom center), FUS 2021 (a large rectangular area on the right side), and STR 2021 (a small rectangular area in the center). Dimensions are provided for each area and the overall footprint. The overall footprint is 45 units wide and 37 units high. The FOP 2021 areas are 8 units wide and 15 units high. The FGR 2021 area is 13 units wide and 20 units high. The FUS 2021 area is 25 units wide and 53 units high. The STR 2021 area is 4 units wide and 13 units high. The FOP 2021 area at the bottom right is 7 units wide and 10 units high. The FOP 2021 area at the top left is 8 units wide and 15 units high. The FOP 2021 area at the bottom left is 9 units wide and 7 units high. The FGR 2021 area is 13 units wide and 20 units high. The FUS 2021 area is 25 units wide and 53 units high. The STR 2021 area is 4 units wide and 13 units high. The overall footprint is 45 units wide and 37 units high.

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

MLU