LOT 75
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

POLLAND JODY R & LINDA M
75523 CLOVERWOOD COURT
YULEE, FL 32097

2026

10-2N-26-2010-0075-0000

BUILDING CHARACTERISTICS

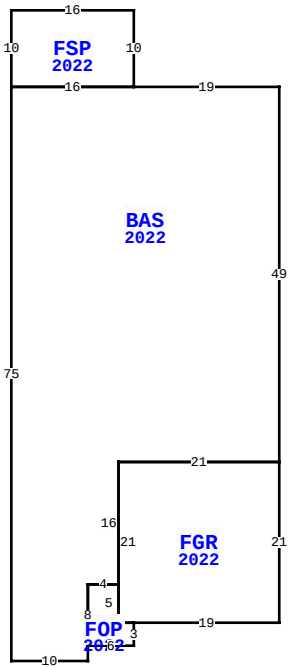
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,039	100	2022	2,039	236,462
FGR	441	55	2022	243	28,181
FOP	38	30	2022	11	1,275
FSP	160	40	2022	64	7,422
TOTALS	2,678			2,357	273,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,357	111.6220	117.20	276,240	2022	2022	0	0	0	1.05	98.95

1 SINGLE FAM 100% - 2026 Heated Area: 2039 HX Base Yr



75523 CLOVERWOOD CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 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		273,339
TOTAL MARKET OB/XF VALUE		40,000
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		380,339
SOH/AGL Deduction		0
ASSESSED VALUE		380,339
TOTAL EXEMPTION VALUE	13	380,339
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		380,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2216581	SWIM POOL	50,038	11/04/2022
21004379	CO ISSUED	0	05/23/2022
21008760	NEW CONSTR	294,974	07/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/1215	6/05/2025	WD	Q	I	02	472,000
GRANTOR: CURRY BERNIE F II & R						
GRANTEE: POLLAND JODY R & LI						
2584/0326	5/27/2022	SW	Q	I	01	465,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CURRY BERNIE FERREL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 FSP=[YR=2022] N10 W16 S10 E16$ W16 S75 E10 N2 FOP=[YR=2022] E6 N3 FGR=[YR=2022] E19 N21 W21 S21 E2$ W2 N5 W4 S8$ N8 E4 N16 E21 N49$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2024	2023	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 40,000

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	0003	PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 04/20/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS