

LOT 86
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

MORALES LISA E & JOSE ANTONIO
75530 CLOVERWOOD CT
YULEE, FL 32097

2026

10-2N-26-2010-0086-0000



BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall	10	ABOVE AVG 100		0100	01	2,327	117.6980	123.58	287,571	2021	2021	0	0	0	1.50	98.50	STANDARD																									
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM 100% - 2022													Heated Area: 2027													HX Base Yr 2022												
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																																								
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	2,027	100	2021	2,027	246,740																																					
FGR	420	55	2021	231	28,119																																					
FOP	25	30	2021	8	974																																					
FSP	152	40	2021	61	7,425																																					
TOTALS				2,624			2,327	283,257	75530 CLOVERWOOD CT, YULEE																																	
EXTRA FEATURES																																										
L N	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								
																	BLD DATE												LGL DATE													
																	XF DATE												LAND DATE													
																	INC DATE												AG DATE													
																	04/10/2026												MLU													
																	0																									
LAND DESCRIPTION																	TOTAL OB/XF												0													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0003	PUD	50.00	110.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000																									
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS																																										