

LOT 108
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

HARRIS GARY ALLEN/GARCIA JENNIFER
75717 LILY POND DR
YULEE, FL 32097

2026

10-2N-26-2010-0108-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 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	1,184	100	2021	1,184	136,951
FGR	417	55	2021	229	26,488
FOP	143	30	2021	43	4,973
FOP	150	30	2021	45	5,205
FUS	1,262	100	2021	1,262	145,974
STR	56	10	2021	6	694
TOTALS	3,212			2,769	320,287

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	2,769	111.8400	117.43	325,164	2021	2021	0	0	1.50 98.50

1 SINGLE FAM 0% - 2026

Heated Area: 2446

HX Base Yr

The floor plan diagram illustrates a building layout with several distinct areas and their dimensions. The overall footprint is 34 units wide and 39 units high. The layout includes:

- FOP 2021** (Front Office Portico): A small rectangular area at the top left, measuring 15 units wide and 10 units high.
- BAS 2021** (Basement): A large rectangular area on the left side, measuring 15 units wide and 25 units high.
- FGR 2021** (Front Garden Room): A rectangular area at the bottom left, measuring 10 units wide and 23 units high.
- FUS 2021** (Front Utility Room): A large rectangular area on the right side, measuring 34 units wide and 39 units high.
- STR 2021** (Storage Room): A small rectangular area at the bottom right, measuring 8 units wide and 7 units high.

Additional dimensions and labels include: 10, 15, 19, 25, 47, 10, 2, 9, 10, 16, 21, 23, 18, 11, 4, 5, 7, 16, 14, 12, 8, 7, 8, 14, 12, 8,