

LOT 315
TRIBUTARY PHASE 1A UNIT 4
OR 2498/240

MILLER DAVID HERBERT & MEG L/E/
75189 PONDSIDE LANE
YULEE, FL 32097

2026

10-2N-26-2010-0315-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
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 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
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	2,660	100	2024	2,660	291,375
FGR	620	55	2024	341	37,353
FOP	58	30	2024	17	1,863
FSP	198	40	2024	79	8,654
FUS	502	100	2024	502	54,989
PTO	434	5	2025	22	2,410
STR	44	10	2024	4	438
TOTALS	4,516			3,625	397,081

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,625	104.8500	110.09	399,076	2023	2023	0	0	0	0.50 99.50

1 SINGLE FAM 100% - 2024

Heated Area: 3162

HX Base Yr 2024

The floor plan diagram illustrates a building layout with several distinct areas and their dimensions:

- PTO 2025**: A rectangular area at the top with a width of 31 and a height of 14.
- FSP 2024**: A rectangular area below PTO 2025 with a width of 18 and a height of 11.
- BAS 2024**: A large rectangular area on the left with a width of 50 and a height of 70.
- FGR 2024**: A rectangular area at the bottom left with a width of 30 and a height of 21.
- FOP 2024**: A small rectangular area at the bottom center with a width of 6 and a height of 8.
- FUS 2024**: A rectangular area on the right with a width of 18 and a height of 24.
- STI 2024**: A small rectangular area at the bottom right with a width of 4 and a height of 4.

Dimensions are provided for various sections, including wall thicknesses and room widths/heights.

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

MLU