LOT 385
TRIBUTARY PHASE 1A UNIT 5 OR 263

GEBLER LAURENCE WILLIAM & NANCY JANE L/E/
527 PAPPY RABB RD
ELLERBE, NC 28338

2026

10-2N-26-2010-0385-0000

BUILDING CHARACTERISTICS

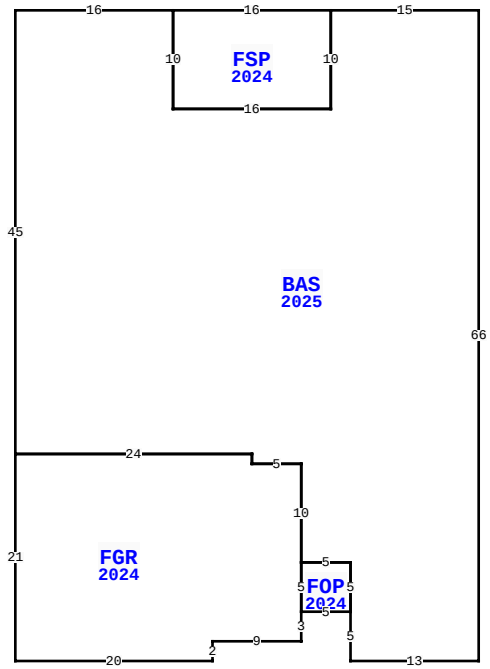
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,288	100	2025	2,288	274,674
FGR	586	55	2024	322	38,656
FOP	25	30	2024	8	960
FSP	160	40	2024	64	7,683
TOTALS	3,059			2,682	321,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,682	114.3360	120.05	321,974	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2288 HX Base Yr



75212 WEATHERSFORD PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	321,974
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,000
TOTAL MARKET VALUE	388,974
SOH/AGL Deduction	0
ASSESSED VALUE	388,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,974
TOTAL JUST VALUE	388,974
NCON VALUE	15,314
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004080	PRIVATE PROVIDER	419,222	04/10/2024
240004080	CO		04/10/2024
B230014825		419,222	11/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2852/1738	3/03/2026	LE	U	I	11	100
GRANTOR: GEBLER LAURENCE WILLI						
GRANTEE: GEBLER LAURENCE & N						
2793/1498	6/06/2025	WD	Q	I	02	430,000
GRANTOR: ACKERMANN ELIZABETH P						
GRANTEE: GEBLER LAURENCE WIL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2024;ORIG=48,76] W5 N1 W24 S21 E20 N2 E9 N3 N5 N10 $
FSP=[YR=2024;ORIG=51,30] W16 S10 E16 N10 $
FOP=[YR=2024;ORIG=53,86] W5 S5 E5 N5 $
BAS=[YR=2025;ORIG=19,30] E16 S10 E16 N10 E15 S66 W13 N5 N5 W5 N10 W5 N1 W24 N45 $
.

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

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	000100	C	RES	0	0003	PUD			1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 04/26/2024 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS