LOT 391
TRIBUTARY PHASE 1A UNIT 5 OR 263

GADBOIS CHRISTOPHER RICHARD & SEVASTI
75260 WEATHERSFORD PL
YULEE, FL 32097

**2026**

**10-2N-26-2010-0391-0000**

## BUILDING CHARACTERISTICS

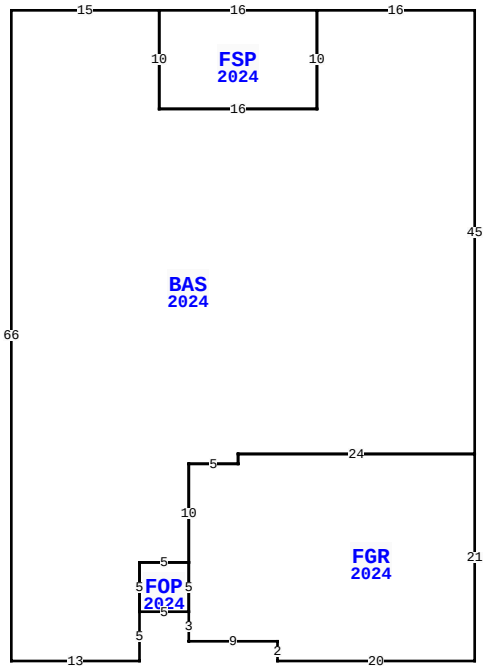
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 2024 | 2,288 | 268,680 |
| FGR | 586 | 55 | 2024 | 322 | 37,812 |
| FOP | 25 | 30 | 2024 | 8 | 939 |
| FSP | 160 | 40 | 2024 | 64 | 7,516 |
| TOTALS | 3,059 | | | 2,682 | 314,947 |

## 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 | 111.8400 | 117.43 | 314,947 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 2288 HX Base Yr 2025




75260 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 | | 314,947 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 67,000 |
| TOTAL MARKET VALUE | | 381,947 |
| SOH/AGL Deduction | | 125,100 |
| ASSESSED VALUE | | 256,847 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 205,436 |
| TOTAL JUST VALUE | | 381,947 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 376,875 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240002170 | PRIVATE PROVIDER | 424,632 | 02/23/2024 |
| B23-10818 | SFR | 424,632 | 08/22/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2696/1290 | 2/27/2024 | SW | Q | I | 02 | 432,000 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: GADBOIS CHRISTOPHER | | | | | | |
| 2661/1530 | 8/16/2023 | SW | Q | V | 05 | 2,352,000 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=67,30] W16 S10 W16 N10 W15 S66 E13 N5 N5 E5 N10 E5 N1 E24 N45 $
FGR=[YR=2024;ORIG=67,75] W24 S1 W5 S10 S5 S3 E9 S2 E20 N21 $
FSP=[YR=2024;ORIG=51,30] W16 S10 E16 N10 $
FOP=[YR=2024;ORIG=38,86] W5 S5 E5 N5 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | | | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 67,000.00 | 67,000.00 | 67,000 | | | | | | | |

REVIEW DATE 04/29/2024 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS