LOT 401
TRIBUTARY PHASE 1A UNIT 5 OR 263

CORNELIUS DAVID SHAWN/SHEPHERD TRINA RENEE
75225 WEATHERSFORD PL
YULEE, FL 32097

2026

10-2N-26-2010-0401-0000

BUILDING CHARACTERISTICS

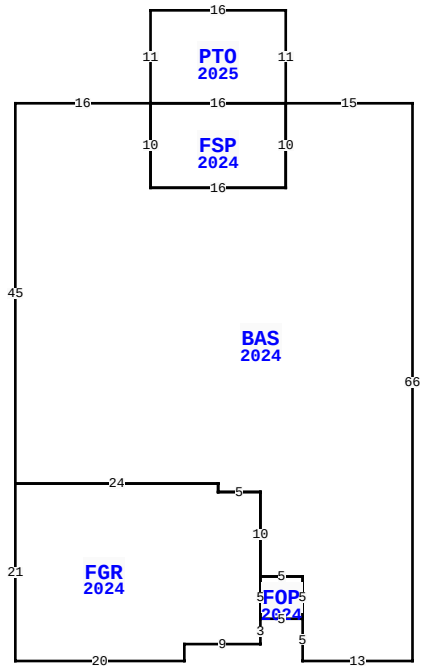
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
PTO	176	5	2025	9	1,057
TOTALS	3,235			2,691	316,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,691	111.8400	117.43	316,004	2024	2024	0	0	0	0.00	100.00

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



75225 WEATHERSFORD PL, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,004
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		383,004
SOH/AGL Deduction		2,438
ASSESSED VALUE		380,566
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		329,155
TOTAL JUST VALUE		383,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001862	PRIVATE PROVIDER	424,632	02/15/2024
B23-10828	SFR	424,632	08/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/920	2/28/2024	SW	Q	I	01	439,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CORNELIUS DAVID SHA						
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=20,30] E16 S10 E16 N10 E15 S66 W13 N5 N5 W5 N10 W5 N1 W24 N45 $
FGR=[YR=2024;ORIG=20,75] E24 S1 E5 S10 S5 S3 W9 S2 W20 N21 $
FSP=[YR=2024;ORIG=52,30] W16 S10 E16 N10 $
FOP=[YR=2024;ORIG=54,86] W5 S5 E5 N5 $
PTO=[YR=2025;ORIG=36,30] E16 N11 W16 S11 $
.

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