LOT 488
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

SAULS LUCAS ANDREW & CHRISTINA
75317 CHARMER ALLEY
YULEE, FL 32097

2026

10-2N-26-2010-0488-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

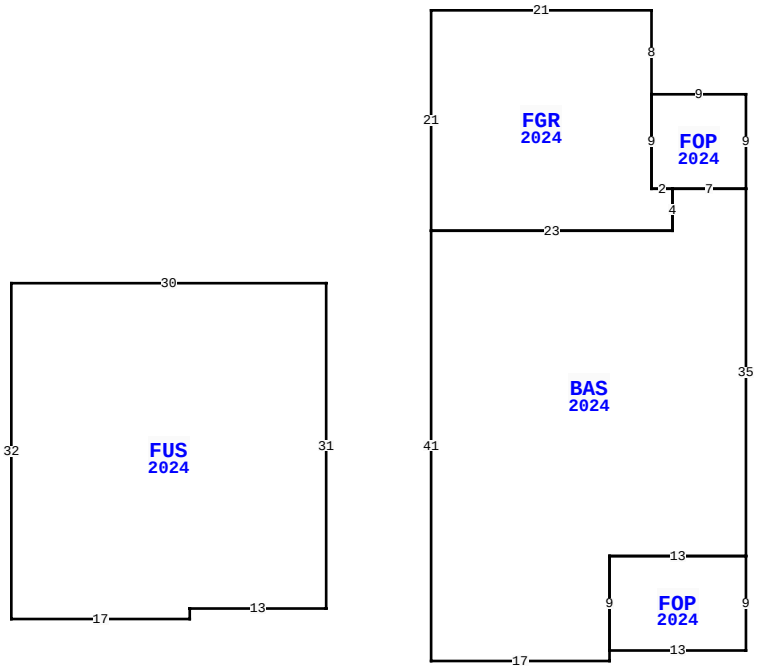
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	2024	1,128	131,888
FGR	449	55	2024	247	28,880
FOP	81	30	2024	24	2,806
FOP	117	30	2024	35	4,092
FUS	947	100	2024	947	110,726
TOTALS	2,722			2,381	278,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,381	111.9160	117.51	279,791	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2075 HX Base Yr 2024



75317 CHARMER ALY, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,392
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		345,392
SOH/AGL Deduction		3,760
ASSESSED VALUE		341,632
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		285,221
TOTAL JUST VALUE		345,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001832	CO ISSUED	0	02/10/2023
B2209924	NEW CONSTR	333,994	06/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2623/1727	2/27/2023	WD	Q	I	01	335,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SAULS LUCAS ANDREW						
2567/0957	5/25/2022	SW	Q	V	05	344,900
GRANTOR: DFC REVOLVER II LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,28] E23 N4 E7 S35 W13 S9 S1 W17 N41 $
FUS=[YR=2024;ORIG=0,33] E30 S31 W13 S1 W17 N32 $
FGR=[YR=2024;ORIG=40,7] E21 S8 S9 E2 S4 W23 N21 $
FOP=[YR=2024;ORIG=70,59] S9 W13 N9 E13 $
FOP=[YR=2024;ORIG=70,24] W7 W2 N9 E9 S9 $
.

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	000100	C	RES	100	0003	PUD	40.00	125.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 04/27/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS