LOT 492
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

SHEETZ HARRISON JR & MICHELLE
75349 CHARMER ALLEY
YULEE, FL 32097

**2026**

**10-2N-26-2010-0492-0000**

## 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 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

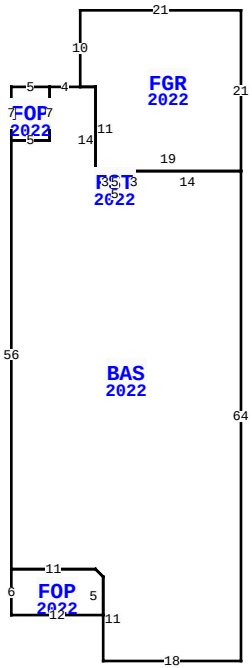
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,848 | 100 | 2022 | 1,848 | 218,006 |
| FGR | 419 | 55 | 2022 | 230 | 27,133 |
| FOP | 35 | 30 | 2022 | 10 | 1,180 |
| FOP | 72 | 30 | 2022 | 22 | 2,596 |
| FST | 15 | 55 | 2022 | 8 | 943 |
| TOTALS | 2,389 | | | 2,118 | 249,857 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,118 | 113.4840 | 119.16 | 252,381 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1848 HX Base Yr 2023




75349 CHARMER ALY, 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 | | 249,857 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 67,000 |
| TOTAL MARKET VALUE | | 316,857 |
| SOH/AGL Deduction | | 5,675 |
| ASSESSED VALUE | | 311,182 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 259,771 |
| TOTAL JUST VALUE | | 316,857 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 320,038 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2208546 | CO ISSUED | 0 | 12/29/2022 |
| B2208546 | NEW CONSTR | 297,388 | 06/02/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2614/0683 | 12/28/2022 | WD | Q | I | 01 | 299,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: SHEETX HARRISON W J | | | | | | |
| 2563/1043 | 5/11/2022 | SW | Q | V | 05 | 921,700 |
| GRANTOR: HDP TRIBUTARY LLC | | | | | | |
| GRANTEE: DREAM FINERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2022] W21 S10 BAS=[YR=2022] W4 FOP=[YR=2022] W5 S7 E5 N7$ S7 W5 S56 FOP=[YR=2022] S6 E12 N5 U1 L1 W11$ E11 D1 R1 S11 E18 N64 W14 FST=[YR=2022] W5 S3 E5 N3$ S3 W5 N14 W2$ E2 S11 E19 N21$.

## 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 | 50.00 | 125.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 67,000.00 | 67,000.00 | 67,000 | | | | | | | |

REVIEW DATE 02/09/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS