

LOT 495
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

TISSUE JEFFERY DAVID & REBECCA JOY
75426 BERRYHILL ALY
YULEE, FL 32097

2026

10-2N-26-2010-0495-0000



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	903	100	2024	903	105,581
STR	44	10	2024	4	468

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,341	111.9160	117.51	275,091	2023	2023	0	0	0.50	99.50

1 SINGLE FAM

100% - 2024

Heated Area: 2031

HX Base Yr 2024

The floor plan diagram illustrates the layout of a single-family home. It includes several labeled areas: FOP 2024 (Front Porch), FGR 2024 (Front Garden), BAS 2024 (Back Area), and FUS 2024 (Front Yard). Dimensions are provided for various sections, such as 21, 9, 7, 2, 4, 23, 35, 41, 13, 9, 13, 17, 10, 11, 4, 11, 4, 9, 31, 13, 17, and 32. The diagram shows a complex arrangement of rooms and outdoor spaces, with dimensions indicating the size of each section.

BLD DATE

LCI DATE