

LOT 496
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

HESSEY MARK EATON JR & SAMANTHA MISTY
75434 BERRYHILL ALY
YULEE, FL 32097

2026

10-2N-26-2010-0496-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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	1,171	100	2024	1,171	134,120
FGR	429	55	2024	236	27,030
FOP	63	30	2024	19	2,176
FOP	144	30	2024	43	4,925
FUS	1,322	100	2024	1,322	151,414
STR	52	10	2024	5	573
TOTALS		3,181		2,796	320,239

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,796	109.6320	115.11	321,848	2023	2023	0	0	0.50	99.50

1 SINGLE FAM

100% - 2024

Heated Area: 2493

HX Base Yr 2024

9

21

7

FOP
2024

7

9

12

18

3

3

4.4

37

16

8

FOP
2024

16

14

23

23

23

FGR
2024

23

24

16

14

4

13

4

5

24

16

14

4

28

53

21

21

FUS
2024

13

13

STR
2024

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026

MLU