

LANDERS BILLY JOE & ROBYNNE SOTO
75474 BERRYHILL ALY
YULEE, FL 32097

10-2N-26-2010-0501-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4			
VALUATION SUMMARY															
VALUATION BY						STANDARD									
Tax Group: 4						Tax Dist:									
BUILDING MARKET VALUE						273,716									
TOTAL MARKET OB/XF VALUE						0									
TOTAL LAND VALUE - MARKET						67,000									
TOTAL MARKET VALUE						340,716									
SOH/AGL Deduction						0									
ASSESSED VALUE						340,716									
TOTAL EXEMPTION VALUE						HX HB		51,411							
BASE TAXABLE VALUE						289,305									
TOTAL JUST VALUE						340,716									
NCON VALUE						0									
INCOME VALUE															
PREVIOUS YEAR MKT VALUE						344,291									
PERMIT NUM			DESCRIPTION			AMT			ISSUED						
23002640			CO ISSUED			0			02/27/2023						
B2207739			NEW CONSTR			327,356			05/18/2022						
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	I V	I V	RSN CD		SALE PRICE					
2637/746		5/02/2023		WD	Q	I	V	01		350,000					
GRANTOR:DREAM FINDERS HOMES L															
GRANTEE:LANDERS BILLY JOE &															
2563/1043		5/11/2022		SW	Q	I	V	05		921,700					
GRANTOR:HDP TRIBUTARY LLC															
GRANTEE:DREAM FINERS 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] E9 S4 E11 N4 E10 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 \$															
STR=[YR=2024;ORIG=9,37] E11 N4 W11 S4 \$															
.															
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
67,000															
Common: 67,000												PRINTED 07/09/2026 BY SYS			