LOT 556
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

DRAKE LINDSAY E/DELAGADO LUIS
75401 FOX CROSS AVENUE
YULEE, FL 32097

2026

10-2N-26-2010-0556-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

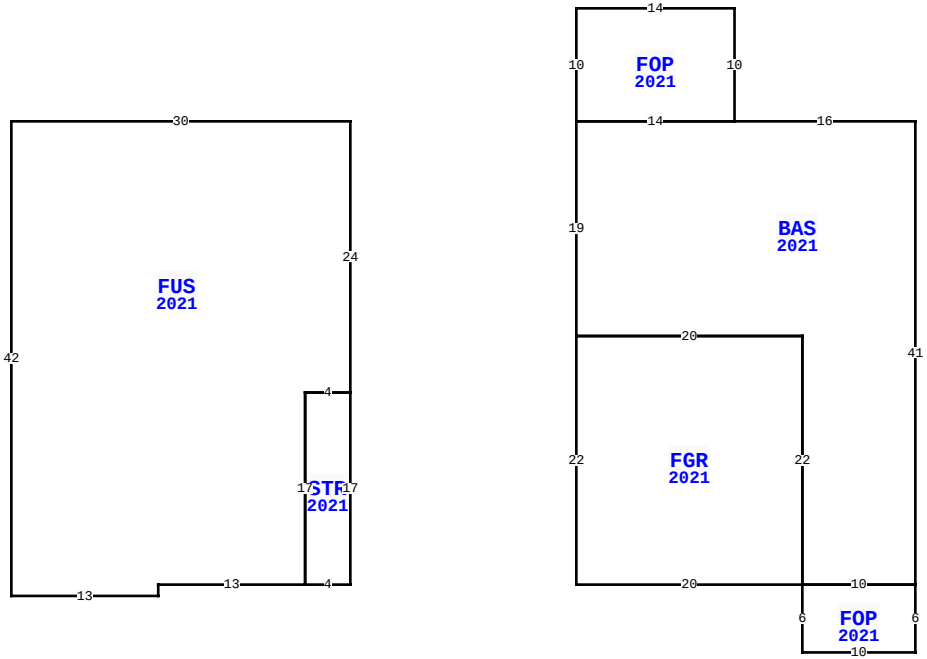
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	790	100	2021	790	94,231
FGR	440	55	2021	242	28,866
FOP	60	30	2021	18	2,147
FOP	140	30	2021	42	5,010
FUS	1,175	100	2021	1,175	140,155
STR	68	10	2021	7	835
TOTALS	2,673			2,274	271,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	114.1700	119.88	272,607	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 1965 HX Base Yr 2024



75401 FOX CROSS AV, 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		271,244
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		338,244
SOH/AGL Deduction		81,099
ASSESSED VALUE		257,145
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,734
TOTAL JUST VALUE		338,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302354	CO		08/08/2023
B2302354	NEW CONSTR	324,248	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/709	11/20/2023	WD	Q	I	02	370,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DRAKE LINDSAY E						
2574/0950	6/24/2022	SW	Q	V	05	1,843,300
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2021;ORIG=0,0] W30 S42 E13 N1 E13 N17 E4 N24 $
BAS=[YR=2021;ORIG=34,0] E16 S41 W10 N22 W20 N19 E14 $
FGR=[YR=2021;ORIG=40,41] W20 N22 E20 S22 $
FOP=[YR=2021;ORIG=20,0] N10 E14 S10 W14 $
STR=[YR=2021;ORIG=-4,41] E4 N17 W4 S17 $
FOP=[YR=2021;ORIG=50,41] S6 W10 N6 E10 $
PTR=[ORIG=20,0] W20 E20 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	45.00	130.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 10/03/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS