

LOT 589
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

GATOR WOODS LLC
942440 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

10-2N-26-2010-0589-0000



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	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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
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
BAS	1,862	100
FGR	419	55
FOP	144	30
FOP	145	30
TOTALS	2,570	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,179	114.7580	120.50	262,570	2024	2024	0	0	0.00	100.00
1 SINGLE FAM 0% - 2026				Heated Area: 1862				HX Base Yr			
18 12											