LOT 604
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

SPROUSE DIANA LYNN
75516 CANTERWOOD DR
YULEE, FL 32097

2026

10-2N-26-2010-0604-0000

BUILDING CHARACTERISTICS

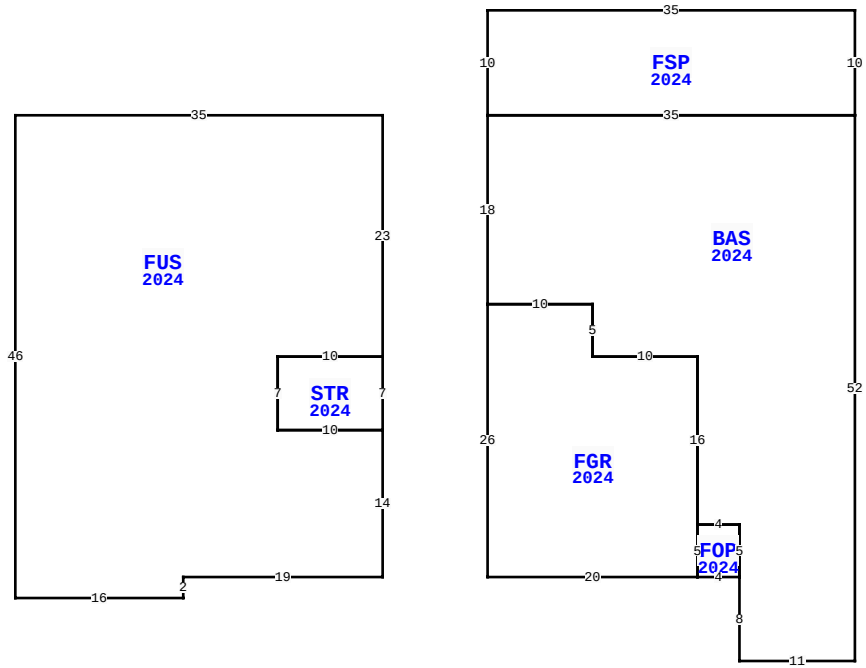
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,138	100	2024	1,138	120,924
FGR	470	55	2024	258	27,415
FOP	20	30	2024	6	638
FSP	350	40	2024	140	14,876
FUS	1,502	100	2024	1,502	159,603
STR	70	10	2024	7	744
TOTALS	3,550			3,051	324,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,051	101.2000	106.26	324,199	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 2640 HX Base Yr 2025



75516 CANTERWOOD DR, 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		324,199
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		391,199
SOH/AGL Deduction		0
ASSESSED VALUE		391,199
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		339,788
TOTAL JUST VALUE		391,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007007	PRIVATE PROVIDER	480,455	06/13/2024
B23-12146	SFR	480,455	09/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2731/794	7/25/2024	SW	Q	I	02	446,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SPROUSE DIANA LYNN						
2522/0861	12/15/2021	SW	Q	V	05	4,393,200
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2024;ORIG=20,0] E35 S10 W35 N10 $
BAS=[YR=2024;ORIG=20,28] N18 E35 S52 W11 N8 N5 W4 N16 W10 N5 W10 $
FOP=[YR=2024;ORIG=40,49] E4 S5 W4 N5 $
FGR=[YR=2024;ORIG=20,54] N26 E10 S5 E10 S16 S5 W20 $
FUS=[YR=2024;ORIG=-25,10] E35 S23 W10 S7 E10 S14 W19 S2 W16 N46 $
STR=[YR=2024;ORIG=0,33] E10 S7 W10 N7 $
.

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	000135	C	RES NATURAL	100	0003	PUD	45.00	135.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 06/13/2024 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS