

LOT 642
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

BECK HUNTER & MORGAN
75251 PUMBAGO TRACE
YULEE, FL 32097

2026

10-2N-26-2010-0642-0000



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		3 100
Bathrooms		2.5 100
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
BAS	1,184	100
FGR	417	55
FOP	111	30
FOP	120	30
FUS	1,241	100
STR	63	10
TOTALS	3,136	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,729	108.6720	114.11	311,406	2023	2023	0	0	0.50	99.50

1 SINGLE FAM

100% - 2024

Heated Area: 2425

HX Base Yr 2024

34

20

7

9

7

9

12

12

22

38

FUS
2023

9

2

10

16

5

4

4

11

6

16

FOP
2023

19

25

9

2

10

23

18

5

18

16

FGR
2023

12

10

10

3

12

19

47

6

16

5

FOP
2023

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

MLU