

LOT 653
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

BYERS RILEY EDWARD & EMILY MICHELLE
75339 PLUMBAGO TRC
YULEE, FL 32097

2026

10-2N-26-2010-0653-0000



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/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,811	100
FGR	486	55
FOP	57	30
FOP	171	30
TOTALS	2,525	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,146	107.8000	113.19	242,906	2023	2023	0	0	0	0.50	99.50
1 SINGLE FAM			100% - 2024		Heated Area: 1811			HX Base Yr 2024				

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					241,691				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					67,000				
TOTAL MARKET VALUE					308,691				
SOH/AGL Deduction					3,202				
ASSESSED VALUE					305,489				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					254,078				
TOTAL JUST VALUE					308,691				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					312,209				
</									