

LOT 2
TRIBUTARY PH 1A UNIT 8 OR 2667/7
COVTS & RESTS IN OR 2675/300

LEONARD DANIEL BYNON IV
75417 BANYAN WAY
YULEE, FL 32097

2026

10-2N-26-2011-0002-0000



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2025	2,105	251,484
FGR	397	55	2025	218	26,044
FOP	84	30	2025	25	2,987
FOP	160	30	2025	48	5,735
TOTALS	2,746			2,396	286,250

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,396	113.7780	119.47	286,250	2024	2024	0	0	0.00	100.00
1 SINGLE FAM 100% - 2025				Heated Area: 2105				HX Base Yr 2025			