LOT 3
TRIBUTARY PH 1A UNIT 8 OR 2667/7

WILLIS JASON CLYDE & AMY JOHNSON
75425 BANYAN WAY
YULEE, FL 32097

2026

10-2N-26-2011-0003-0000

BUILDING CHARACTERISTICS

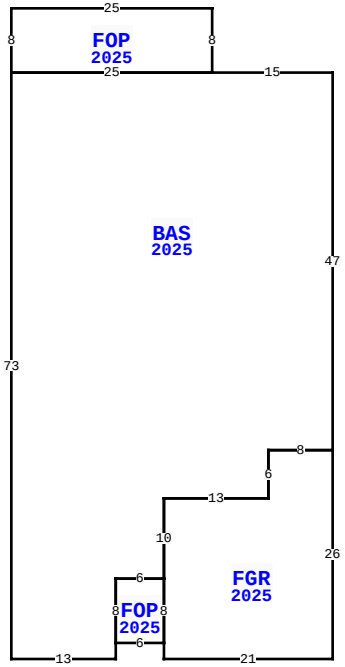
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,392	100	2025	2,392	287,160
FGR	468	55	2025	257	30,853
FOP	48	30	2025	14	1,681
FOP	200	30	2025	60	7,203
TOTALS	3,108			2,723	326,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,723	114.3360	120.05	326,896	2024	2024	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2025 Heated Area: 2392 HX Base Yr 2025



75425 BANYAN WAY, YULEE

BLD DATE		LGL DATE	04/10/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,896
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		393,896
SOH/AGL Deduction		0
ASSESSED VALUE		393,896
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		342,485
TOTAL JUST VALUE		393,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240013099	CO		11/21/2024
B240003851	NEW SFR T-3114 H-	434,305	04/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/77	11/22/2024	WD	Q	I	02	430,500
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: WILLIS JASON CLYDE						
2688/1034	1/08/2024	SW	Q	V	05	2,220,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: WEEKLEY HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E25 E15 S47 W8 S6 W13 S10 W6 S8 S2 W13 N73 $
FOP=[YR=2025;ORIG=10,10] E25 N8 W25 S8 $
FGR=[YR=2025;ORIG=29,63] E13 N6 E8 S26 W21 N2 N8 N10 $
FOP=[YR=2025;ORIG=23,73] E6 S8 W6 N8 $
.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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			1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 10/15/2024 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS