LOT 12
TRIBUTARY PH 1A UNIT 8 OR 2667/7

TRIMM ARMAND DUVALL & MARIA RUSSO
75497 BANYAN WAY
YULEE, FL 32097

2026

10-2N-26-2011-0012-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

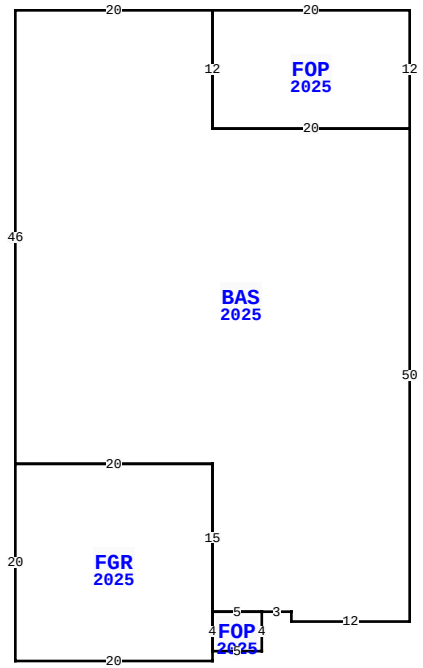
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,912	100	2025	1,912	230,396
FGR	400	55	2025	220	26,510
FOP	20	30	2025	6	723
FOP	240	30	2025	72	8,676
TOTALS	2,572			2,210	266,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,210	114.7580	120.50	266,305	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1912 HX Base Yr 2026



75497 BANYAN WAY, 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		266,305
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		333,305
SOH/AGL Deduction		105,358
ASSESSED VALUE		227,947
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		176,536
TOTAL JUST VALUE		333,305
NCON VALUE		266,305
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003607	NEW SFR T-2665 H-	361,717	04/08/2025
B240005734	T2665 H1972 G398	361,717	05/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/239	4/10/2025	WD	Q	I	02	400,000
GRANTOR: WEEKLEY HOMES LLC						
GRANTEE: TRIMM ARMAND DUVALL						
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] E20 S12 E20 S50 W12 N1 W3 W5 N15 W20 N46 $
FOP=[YR=2025;ORIG=30,22] E20 N12 W20 S12 $
FGR=[YR=2025;ORIG=30,56] W20 S20 E20 N1 N4 N15 $
FOP=[YR=2025;ORIG=30,71] E5 S4 W5 N4 $
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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 02/28/2025 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS