

GUTIERREZ ABRAHAM ISAAC & JESSICA LENORE
75574 BANYAN WAY
YULEE, FL 32097

10-2N-26-2011-0031-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				353,894				
TOTAL MARKET OB/XF VALUE				0				
TOTAL LAND VALUE - MARKET				67,000				
TOTAL MARKET VALUE				420,894				
SOH/AGL Deduction				72,286				
ASSESSED VALUE				348,608				
TOTAL EXEMPTION VALUE				HX HB		51,411		
BASE TAXABLE VALUE				297,197				
TOTAL JUST VALUE				420,894				
NCON VALUE				353,894				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				65,000				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
250005540		CO				05/22/2025		
B240010554		NSFR		495,323		09/13/2024		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2792/356		5/28/2025		WD	Q	I	01	485,300
GRANTOR:WEEKLEY HOMES LLC								
GRANTEE: GUTIERREZ ABRAHAM I								
2737/265		9/09/2024		SW	Q	V	05	2,497,500
GRANTOR: THREE RIVERS DEVELOPE								
GRANTEE:WEEKLEY HOMES LLC								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2026;ORIG=10,10] E13 E26 E1 S33 W18 D2L2 S16 W6 S5 W1								
W13 N56 \$								
FSP=[YR=2026;ORIG=23,10] E26 N8 W26 S8 \$								
FGR=[YR=2026;ORIG=32,43] E18 S21 W20 N3 N16 U2R2 \$								
FOP=[YR=2026;ORIG=24,61] E6 S3 S6 W7 N4 E1 N5 \$								
FUS=[YR=2026;ORIG=60,66] E20 N6 E3 S1 E13 N1 E4 N23 W16 S1 W9								
N1 W15 S12 E8 S7 W8 S10 \$								
STR=[YR=2026;ORIG=68,49] W8 S7 E8 N7 \$								