LOT 59
TRIBUTARY PH 1A UNIT 8 OR 2667/7

**MULLINAX AARON LOUIS & GINA MARIE**
75800 ESTUARY WAY
YULEE, FL 32097

**2026**

**10-2N-26-2011-0059-0000**

## 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 |

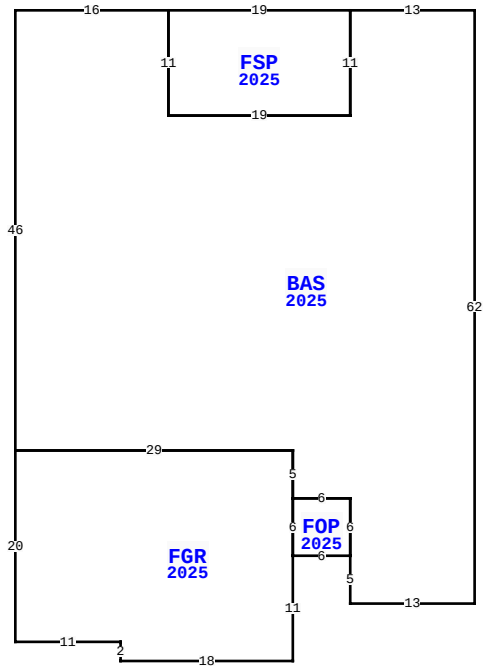
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,237 | 100 | 2025 | 2,237 | 268,552 |
| FGR | 616 | 55 | 2025 | 339 | 40,697 |
| FOP | 36 | 30 | 2025 | 11 | 1,321 |
| FSP | 209 | 40 | 2025 | 84 | 10,084 |
| TOTALS | 3,098 | | | 2,671 | 320,654 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,671 | 114.3360 | 120.05 | 320,654 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 2237 HX Base Yr




75800 ESTUARY 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 | 320,654 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 67,000 |
| TOTAL MARKET VALUE | 387,654 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 387,654 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 387,654 |
| TOTAL JUST VALUE | 387,654 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 394,814 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2400 | CO | | 11/15/2024 |
| B240007224 | NEW SFR PRIVATE P | 416,506 | 06/18/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2751/1805 | 11/20/2024 | SW | Q | I | 01 | 426,500 |
| GRANTOR: LENNAR HOMES LLC | | | | | | |
| GRANTEE: MULLINAX AARON LOUI | | | | | | |
| 2675/1205 | 10/20/2023 | SW | Q | V | 05 | 3,219,000 |
| GRANTOR: THREE RIVERS DEVELOPE | | | | | | |
| GRANTEE: LENNAR HOMES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E16 S11 E19 N11 E13 S62 W13 N5 N6 W6 N5 W29 N46 $
FSP=[YR=2025;ORIG=26,21] E19 N11 W19 S11 $
FGR=[YR=2025;ORIG=39,56] W29 S20 E11 S2 E18 N11 N6 N5 $
FOP=[YR=2025;ORIG=39,61] E6 S6 W6 N6 $
.

## 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 | 0 | 0003 | PUD | | | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 67,000.00 | 67,000.00 | 67,000 | | | | | | | |

REVIEW DATE 01/13/2025 BY TWA Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS