LOT 82
TRIBUTARY PH 1B UNIT 10 OR 2722/

FORSTER CHRISTOPHER ROBERT & KATARINA
75634 BAYLEY PL
YULEE, FL 32097

2026

10-2N-26-2011-0082-0000

BUILDING CHARACTERISTICS

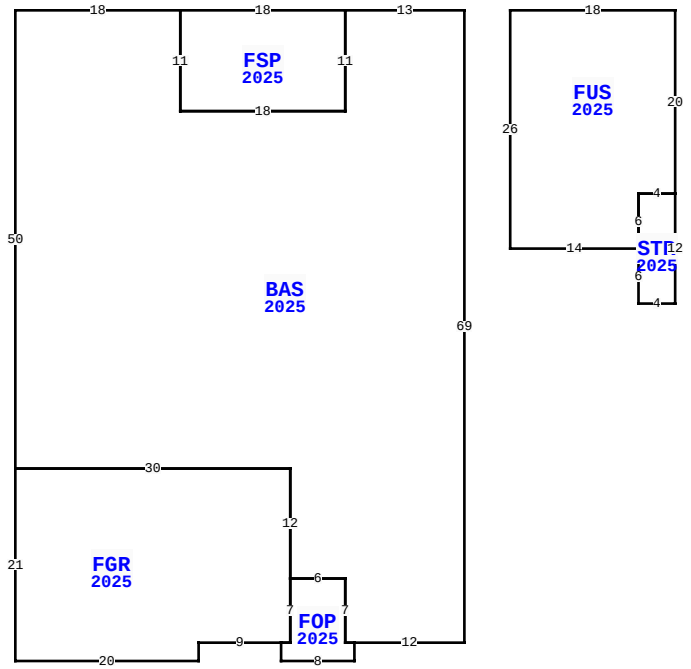
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,571	100	2025	2,571	295,794
FGR	610	55	2025	336	38,657
FOP	58	30	2025	17	1,956
FSP	198	40	2025	79	9,089
FUS	444	100	2025	444	51,082
STR	48	10	2025	5	575
TOTALS	3,929			3,452	397,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,452	109.5720	115.05	397,153	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 3015 HX Base Yr



75634 BAYLEY PL, 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		397,153
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		464,153
SOH/AGL Deduction		0
ASSESSED VALUE		464,153
TOTAL EXEMPTION VALUE	13	464,153
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		464,153
NCON VALUE		397,153
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250000909	PRIVATE PROVIDER	546,936	01/28/2025
B240009860	PRIVATE PROVIDER	546,936	08/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/454	2/26/2025	SW	Q	I	01	539,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FORSTER CHRISTOPHER						
2728/1239	7/26/2024	SW	Q	V	05	7,104,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E18 S11 E18 N11 E13 S69 W12 W1 N7 W6 N12 W30 N50 $
FSP=[YR=2025;ORIG=28,21] E18 N11 W18 S11 $
FOP=[YR=2025;ORIG=46,72] W6 S7 W1 S2 E8 N2 W1 N7 $
FGR=[YR=2025;ORIG=40,60] W30 S21 E20 N2 E9 E1 N7 N12 $
FUS=[YR=2025;ORIG=64,10] E18 S20 W4 S6 W14 N26 $
STR=[YR=2025;ORIG=78,30] E4 S12 W4 N6 N6 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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