LOT 155
TRIBUTARY PH 1B UNIT 10 OR 2722/

MONTAGNA MICHAEL WILLIAM JR & DIANE MARIE
76112 ESTUARY WAY
YULEE, FL 32097

2026

10-2N-26-2011-0155-0000

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

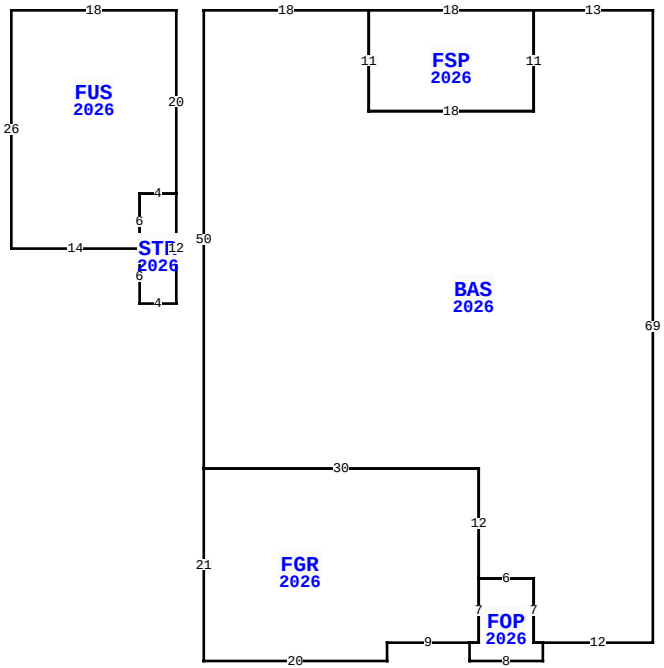
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,571	100	2026	2,571	295,794
FGR	610	55	2026	336	38,657
FOP	58	30	2026	17	1,956
FSP	198	40	2026	79	9,089
FUS	444	100	2026	444	51,082
STR	48	10	2026	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 0% - 2026 Heated Area: 3015 HX Base Yr



76112 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	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	0
BASE TAXABLE VALUE	464,153
TOTAL JUST VALUE	464,153
NCON VALUE	397,153
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250009080			08/13/2025
B250003331	PRIVATE PROVIDER	558,730	04/01/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2820/1564	9/28/2025	SW	Q	I	01	562,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: MONTAGNA MICHAEL WI						
2785/1729	4/24/2025	SW	Q	V	05	502,200
GRANTOR: MILLROSE PROPERTIES F						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E18 S11 E18 N11 E13 S69 W12 W1 N7 W6 N12 W30 N50 $
FGR=[YR=2026;ORIG=40,60] W30 S21 E20 N2 E9 E1 N7 N12 $
FSP=[YR=2026;ORIG=28,21] E18 N11 W18 S11 $
FOP=[YR=2026;ORIG=40,72] E6 S7 E1 S2 W8 N2 E1 N7 $
FUS=[YR=2026;ORIG=7,10] W18 S26 E14 N6 E4 N20 $
STR=[YR=2026;ORIG=3,30] E4 S12 W4 N6 N6 $
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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	000134	C	RES POND	0	0003	PUD			1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 06/26/2025 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS