LOT 161
TRIBUTARY PH 1B UNIT 10 OR 2722/

GRANT MELONIE SUE
76157 ESTUARY WAY
YULEE, FL 32097

2026

10-2N-26-2011-0161-0000

BUILDING CHARACTERISTICS

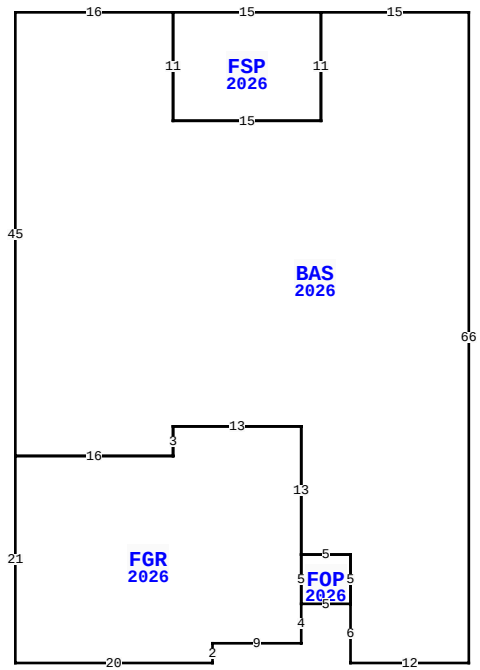
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,168	100	2026	2,168	260,268
FGR	630	55	2026	346	41,537
FOP	25	30	2026	8	960
FSP	165	40	2026	66	7,923
TOTALS	2,988			2,588	310,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,588	114.3360	120.05	310,689	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2168 HX Base Yr 2026



76157 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		310,689
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		377,689
SOH/AGL Deduction		83,753
ASSESSED VALUE		293,936
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		242,525
TOTAL JUST VALUE		377,689
NCON VALUE		310,689
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010832	CO	415,426	09/25/2025
B250004097	PRIVATE PROVIDER	415,426	04/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2832/1713	12/03/2025	SW	Q	I	01	461,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GRANT MELONIE SUE						
2810/1009	8/19/2025	SW	Q	V	05	703,000
GRANTOR: MILLROSE PROPERTIES F						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E16 S11 E15 N11 E15 S66 W12 N6 N5 W5 N13 W13 S3 W16 N45 $
FSP=[YR=2026;ORIG=26,21] E15 N11 W15 S11 $
FOP=[YR=2026;ORIG=44,65] W5 S5 E5 N5 $
FGR=[YR=2026;ORIG=39,52] W13 S3 W16 S21 E20 N2 E9 N4 N5 N13 $
.

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 09/23/2025 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS