LOT 168
TRIBUTARY PH 1B UNIT 10 OR 2722/

OPENDOOR PROPERTY TRUST I
1295 W WASHINGTON ST STE 115
TEMPE, AZ 85288

2026

10-2N-26-2011-0168-0000

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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

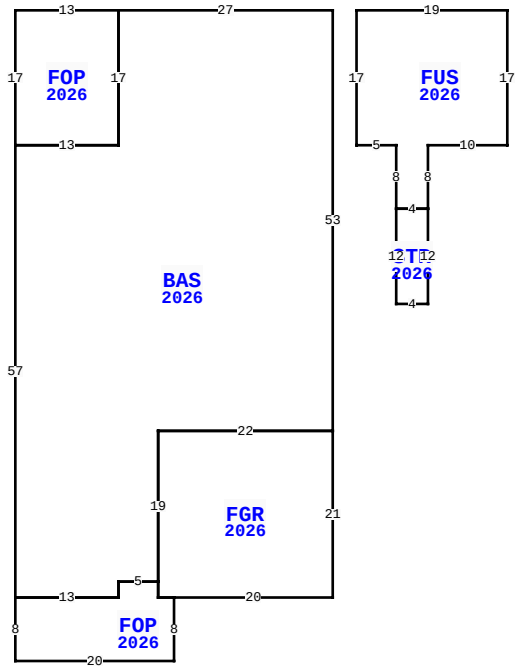
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,267	100	2026	2,267	266,486
FGR	462	55	2026	254	29,858
FOP	170	30	2026	51	5,995
FOP	221	30	2026	66	7,758
FUS	355	100	2026	355	41,730
STR	48	10	2026	5	588
TOTALS	3,523			2,998	352,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,998	111.9540	117.55	352,415	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2622 HX Base Yr



76101 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	352,415
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,000
TOTAL MARKET VALUE	419,415
SOH/AGL Deduction	0
ASSESSED VALUE	419,415
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	419,415
TOTAL JUST VALUE	419,415
NCON VALUE	352,415
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250012339			11/06/2025
B250006335	N RES 503	483,523	06/12/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2846/1385	2/10/2026	SW	Q	I	01	483,100
GRANTOR: LENNAR HOMES LLC						
GRANTEE: OPENDOOR PROPERTY T						
2817/89	9/18/2025	WD	Q	V	05	502,200
GRANTOR: MILLROSE PROPERTIES F						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=23,27] N17 E27 S53 W22 S19 W5 S2 W13 N57 E13 $
FOP=[YR=2026;ORIG=23,27] W13 N17 E13 S17 $
FGR=[YR=2026;ORIG=28,63] E22 S21 W20 W2 N2 N19 $
FOP=[YR=2026;ORIG=10,84] E13 N2 E5 S2 E2 S8 W20 N8 $
FUS=[YR=2026;ORIG=53,10] E19 S17 W10 S8 W4 N8 W5 N17 $
STR=[YR=2026;ORIG=58,35] E4 S12 W4 N12 $
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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	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 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