LOT 176
TRIBUTARY PH 1B UNIT 10 OR 2722/

POLLOCK JEFFREY J & TINA M
76037 ESTUARY WAY
YULEE, FL 32097

2026

10-2N-26-2011-0176-0000

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

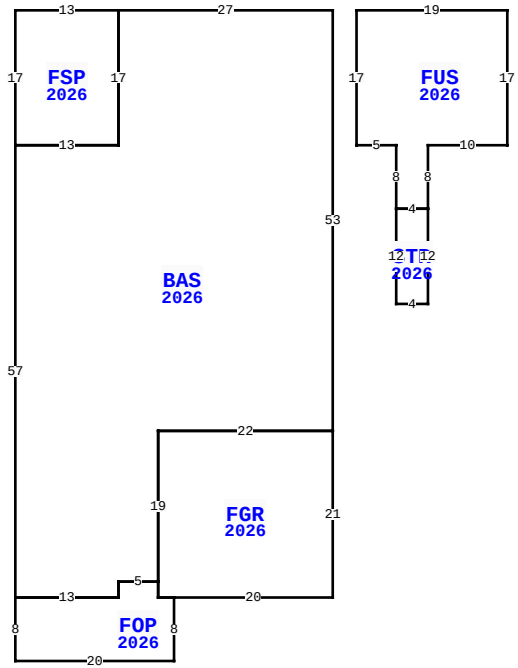
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,267	100	2026	2,267	260,818
FGR	462	55	2026	254	29,223
FOP	170	30	2026	51	5,868
FSP	221	40	2026	88	10,124
FUS	355	100	2026	355	40,843
STR	48	10	2026	5	575
TOTALS	3,523			3,020	347,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,020	109.5720	115.05	347,451	2025	2025	0	0	0	0.00	100.00

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



76037 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	347,451
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,000
TOTAL MARKET VALUE	414,451
SOH/AGL Deduction	0
ASSESSED VALUE	414,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	414,451
TOTAL JUST VALUE	414,451
NCON VALUE	347,451
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013972			12/29/2025
B250008639	N RES 503	483,523	08/04/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
202645013246	4/10/2026	SW	Q	I	01	431,800
GRANTOR: LENNAR HOMES LLC						
GRANTEE: POLLOCK JEFFREY J &						
2836/423	12/17/2025	SW	Q	V	05	703,000
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 $
FSP=[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=30,84] W2 N2 W5 S2 W13 S8 E20 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 $
.

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 12/04/2025 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS