

Appraisal analytics — 75844 Walking Path Ln, Yulee, FL 32097

Tributary 50' (Three Rivers CDD), Nassau County · drone-derived exterior analysis from RTK scans of June 15 & July 27, 2026 · analysis date July 27, 2026

Analytical decision-support from exterior drone imagery, photogrammetric measurement, and public records — **not** a USPAP appraisal, not prepared by a licensed appraiser, not for lending. Interior finishes are inferred from listing/plan data, not observed.

SUBJECT

Plan / builder	The Moonshadow (A336) · David Weekley Homes — identified from elevation massing + measured GLA, confirmed by listing
Type	2-story single-family · 4 bed · 3 bath · 2-car garage · slab-on-grade · plan GLA 2,656 sqft
Lot	Tributary 50' homesite, direct pond frontage , rear (extended lanai) facing ~WSW over open water; sidewalks, curb & gutter, underground utilities
Sale record	Closed \$459,000 on 4/27/2026 (listed \$462,250, −0.7%) · MLS 2116135
Carrying costs	HOA \$150/yr · CDD \$2,918.06/yr (Three Rivers CDD, non-ad-valorem)
Schools	Yulee Elementary · Yulee Middle · Yulee High (Nassau County)
Measured position	30.596582, −81.687437 (house centroid, RTK-georegistered)

MEASUREMENT BASIS

Two COLMAP reconstructions georegistered with per-photo RTK positions (DJI M4E, $\sigma \approx 2\text{--}7\text{ mm}$): June — 303 cameras, fit RMS **0.052 m**, scale 1.00000; July — 426 cameras, RMS **0.112 m**, scale 0.99995. Mapping verified by perceptual hashing; models north-aligned within 0.6°. Every number below is reproducible from the georegistered models.

Metric	Value	Method
Roof-projection footprint	2,394 sqft	June height model, 10 cm grid
Overall envelope	60.3 × 44.1 ft (axis 160°)	oriented bounding box
Ridge height	31.8 ft	July (shingled) height model

Main roof pitch	≈ 7/12	shingle-plane slope fit
Two-story mass	≈ 1,289 sqft projection	height band > 21 ft
Independent GLA estimate	≈ 2,550 ± 150 sqft	footprint – garage/porches/overhang + upper floor → confirms plan 2,656

IMPROVEMENTS — MATERIALS, QUALITY, CONDITION

Slab-on-grade foundation; conventional framing, fully sheathed by June 15. Architectural asphalt shingles (charcoal) complete with ridge caps by July 27; full building wrap; butter-cream lap siding underway (rear/left largely complete, front pending); white vinyl single-hung windows installed; covered **extended lanai** across the rear plus covered entry porch. Interior (per MLS, unobserved): 36" 5-burner gas cooktop, built-in oven/microwave, quartz counters, tile flooring, loft. No exterior workmanship flags observed at either scan; erosion control maintained, site orderly, work continuous. **Quality Q3-Q4 · Condition C1 (new)** under UAD conventions.

CONSTRUCTION PROGRESS (DRAW VIEW)

Category	June 15	July 27
Sitework / utilities	70%	75%
Foundation / slab	100%	100%
Framing + sheathing	100%	100%
Roofing	15%	100%
Windows / exterior doors	0%	95%
WRB / siding / exterior paint	0%	≈45%
Plumbing rough (inferred)	80%	90%
Electrical / HVAC rough (inferred)	30%	80%
Insulation / drywall (inferred)	0%	40%
Interior finishes (inferred)	0%	5%
Driveway / flatwork · landscaping	0%	0%
Weighted total	≈ 38%	≈ 58%

VALUATION

≈ **\$480,000**

indicated as-complete market value, July 2026
range \$468,000 – \$492,000 · ≈ \$181/sqft

As-is (draw basis, land ≈ \$105K +
improvements × % complete):

June 15 · 38% → ≈ **\$240,000**

July 27 · 58% → ≈ **\$310,000**

Comparable	Plan · GLA	Lot	Price
Subject — closed 4/27/26	Moonshadow · 2,656	pond-front	\$459,000
75703 Bayley Pl (active spec, ready 10/8/26)	Moonshadow · 2,664	interior	\$469,970
75773 Lily Pond Ct (active spec, ready 11/10/26)	Moonshadow · 2,656	interior	\$486,670
75663 Bayley Pl (active spec, ready 10/8/26)	Westrock · 2,796	interior	\$485,480
Community trailing-12-mo median	—	—	≈ \$480,000 · \$186/sqft

Reconciliation: identical-plan active specs bracket \$470.0–486.7K on non-water lots; the subject adds the community's most durable premium (direct pond frontage, typ. \$15–25K) with the extended-lanai option suited to it, offset by spec-negotiability. Cost cross-check (\$345–365K improvements + \$100–115K pond lot) supports. The actual April close at \$459K sits ~4–5% under the July indication — coherent pre-construction pricing in a +9%/yr market (area: seller's market, 3.7 mo supply, 56-day DOM).

PENDING VERIFICATIONS

Parcel ID / plat lot dimensions / legal description (Nassau County Property Appraiser portal); FEMA flood-zone panel for the parcel (assumed X, unverified); recorded deed for the 4/27/2026 transfer; builder option sheet; final GLA at certificate of occupancy.

SOURCES

MLS 2116135 via floridarealestatecentral.com · livabl.com Tributary 50' unit page · davidweekleyhomes.com (Tributary 50', plan pages, active spec cards) · tributaryliving.com (CDD) · movewithmomentum.com Tributary guide (market stats) · search.ncpafl.com (parcel pull pending) · 729 RTK-tagged flight photos + per-flight COLMAP reconstructions (provided).