LOT 33
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

BALLARD WILLIAM P & CORINNA
75630 SUNBERRY DRIVE
YULEE, FL 32097

2023

10-2N-26-2010-0033-0000

BUILDING CHARACTERISTICS

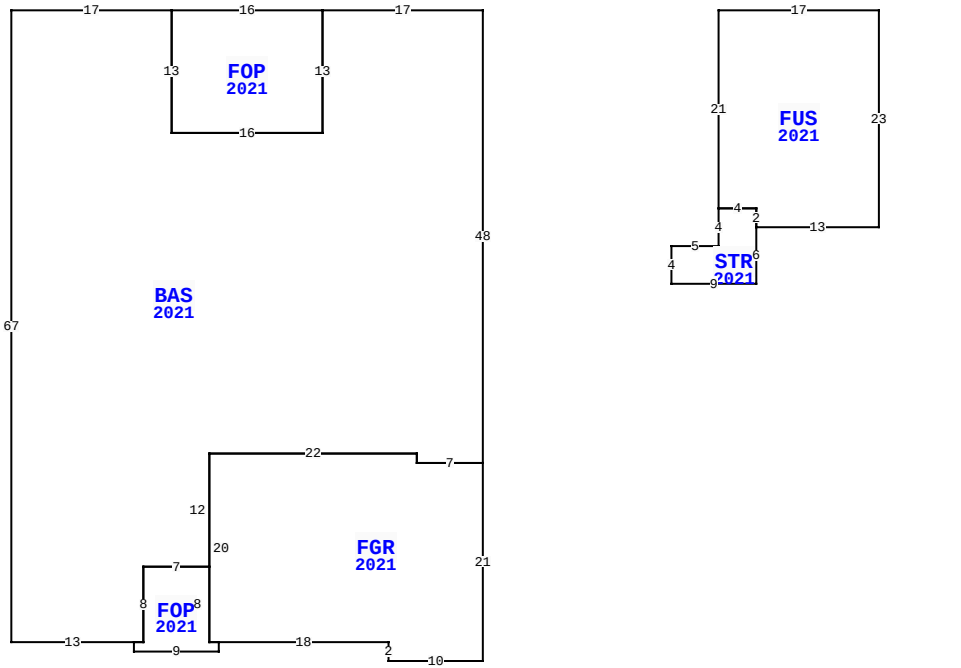
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2,513	237,535
FGR	593	55	326	30,815
FOP	65	30	20	1,890
FOP	208	30	62	5,860
FUS	383	100	383	36,202
STR	52	10	5	473
TOTALS	3,814		3,309	312,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,309	104.7880	94.57	312,932	2021	2021	0	0	0	0.05	99.95

1 SINGLE FAM – 100% - 2022 Heated Area: 2896 HX Base Yr 2022



75630 SUNBERRY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,776
TOTAL MARKET OB/XF VALUE		8,211
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		385,987
SOH/AGL Deduction		96,733
ASSESSED VALUE		289,254
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,254
TOTAL JUST VALUE		385,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009424	CO ISSUED	0	02/22/2021
20009424	NEW CONSTR	387,788	10/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2439/1043	2/26/2021	WD	Q	I	01	395,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BALLARD WILLIAM P &						
2394/0890	9/21/2020	SW	Q	V	05	855,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N21 W7 N1 W22 S20 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N12 E22 S1 E7 N48$ PTR=E25 FUS=[YR=2021] E17 S23 W13 STR=[YR=2021] S6 W9 N4 E5 N4 E4 S2$ N2 W4 N21$ W25$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	3,500	
2	0811	CONCRETE B	0	100	0	0	906.00	SF	5.20	5.20	100	2021	2021	3	100	4,711	

LAND DESCRIPTION

TOTAL OB/XF 8,211

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	SFR POND	100		PUD	97.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/05/2021 BY KBJH Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS