LOT 34
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

BAILEY JAKYRA M & JOEL I
75622 SUNBERRY DR
YULEE, FL 32097

2023

10-2N-26-2010-0034-0000

BUILDING CHARACTERISTICS

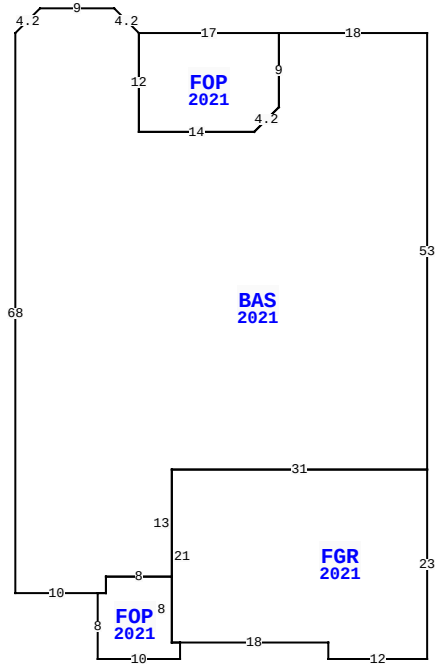
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,756	100	2,756	267,966
FGR	675	55	371	36,072
FOP	90	30	27	2,625
FOP	200	30	60	5,834
TOTALS	3,721		3,214	312,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,214	107.7320	97.23	312,497	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 2756 HX Base Yr



75622 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	312,497
TOTAL MARKET OB/XF VALUE	4,571
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	382,068
SOH/AGL Deduction	22,493
ASSESSED VALUE	359,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,575
TOTAL JUST VALUE	382,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000155	CO ISSUED	0	07/28/2021
21000155	NEW CONSTR	376,352	01/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2484/0946	7/29/2021	WD	Q	I	01	374,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BAILEY JAKYRA M & J						
2418/1111	12/15/2020	SW	Q	V	05	719,600
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 FOP=[YR=2021] W17 S12 E14 U3 R3 N9$ S9 D3 L3 W14 N12 L3 U3 W9 D3 L3 S68 E10 FOP=[YR=2021] S8 E10 N2 FGR=[YR=2021] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W8 S2 W1$ E1 N2 E8 N13 E31 N53 $.

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	0811	CONCRETE B	0	0	0	0	879.00	SF	5.20	5.20	100	2021	2021	3	100	4,571	

LAND DESCRIPTION

TOTAL OB/XF 4,571

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	0		PUD	71.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 08/09/2021 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS