

LOT 36
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

MCKINLEY DERROL NELSON & STACY SMITH
75606 SUNBERRY DRIVE
YULEE, FL 32097

2023

10-2N-26-2010-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,319	100	2,319	225,036
FGR	380	55	209	20,281
FOP	50	30	15	1,456
FOP	128	30	38	3,688
PTO	128	5	6	582
TOTALS	3,005		2,587	251,042

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	628.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	70.00	120.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,587	107.5200	97.04	251,042	2021	2021	0	0
1 SINGLE FAM - 100% - 2022 Heated Area: 2319 HX Base Yr 2022									
75606 SUNBERRY DR, YULEE									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	628.00	SF	5.20	5.20

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					251,042				
TOTAL MARKET OB/XF VALUE					3,266				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					319,308				
SOH/AGL Deduction					90,406				
ASSESSED VALUE					228,902				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					178,902				
TOTAL JUST VALUE					319,308				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					275,186				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000118	CO ISSUED	0	04/22/2021
21000118	NEW CONSTR	307,000	01/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/0757	4/28/2021	WD	Q	I	01	336,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCKINLEY DERROL NEL						
2418/1111	12/15/2020	SW	Q	V	05	719,600
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W13 PTO=[YR=2021] W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16 N8\$ S16 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N49\$.									