

LOT 99
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

LAMB JACOB/LABONNE LAUREN A
75627 SUNBERRY DR
YULEE, FL 32097

2023

10-2N-26-2010-0099-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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

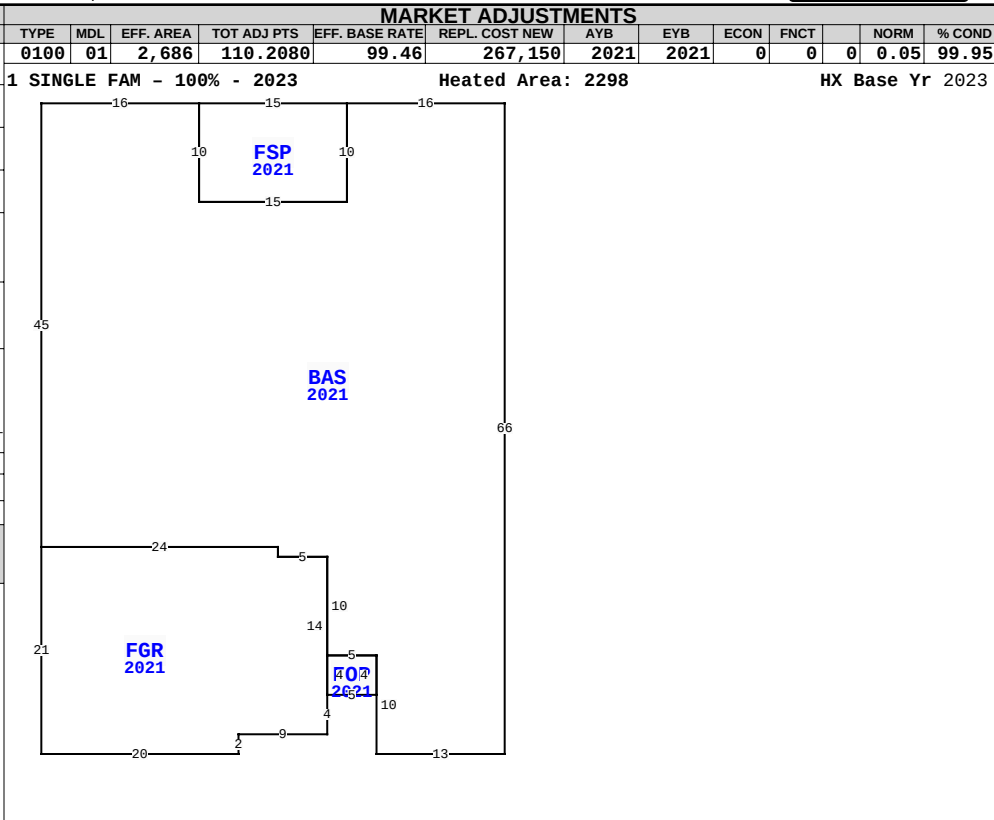
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,298	100	2,298	228,445
FGR	586	55	322	32,010
FOP	20	30	6	597
FSP	150	40	60	5,965

TOTALS	3,054	2,686	267,016
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	767.00	SF	10.00	
2	0462	ST/AL FNC	0 100	0	0	984.00	SF	10.00	
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	

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	55.00	120.00	1.00



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2021	2021	3	100	7,670	
100	2021	2021	3	98	9,643	
100	2021	2021	3	99	594	

TOTAL OB/XF									
17,907									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	267,016		
TOTAL MARKET OB/XF VALUE	17,907		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	349,923		
SOH/AGL Deduction	0		
ASSESSED VALUE	349,923		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	299,923		
TOTAL JUST VALUE	349,923		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	295,749		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010773	CO ISSUED	0	04/20/2021
21010773	NEW CONSTR	310,459	11/05/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2578/1670	7/13/2022	WD	Q	I	01
GRANTOR: HOWARD KEITH EDMOND &					
GRANTEE: LAMB JACOB & LAUREN					
2465/0682	5/25/2021	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: HOWARD KEITH EDMOND					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W16 FSP=[YR=2021] W15 S10 E15 N10\$ S10 W15 N10 W16 S45 FGR=[YR=2021] S21 E20 N2 E9 N4 FOP=[YR=2021] E5 N4 W5 S4\$ N14 W5 N1 W24\$ E24 S1 E5 S10 E5 S10 E13 N66\$.									