

LOT 100
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

GARRY MARGARET L
75635 SUNBERRY DR
YULEE, FL 32097

2023

10-2N-26-2010-0100-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	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	2,019	100	2,019	204,181
FGR	647	55	356	36,002
FOP	50	30	15	1,517
FSP	160	40	64	6,472
FUS	982	100	982	99,310
STR	98	10	10	1,011

TOTALS 3,956 3,446 348,494

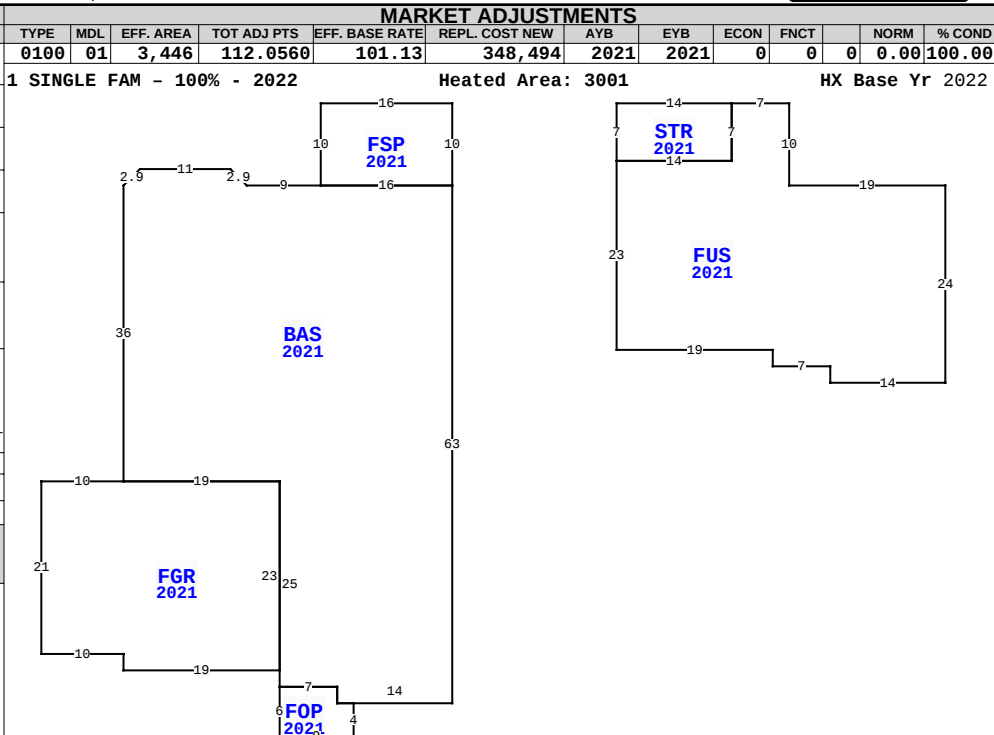
EXTRA FEATURES

L N	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	0855	CONC PAVER	0	100	0	0		1,003.00	SF	10.00				10,030	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	65.00	115.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 08/09/2021 BY KB



75635 SUNBERRY DR, YULEE

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

TOTAL OB/XF 10,030

LAND VALUE 65,000

OTHER ADJUSTMENTS AND NOTES

YEAR DENSITY DECL FRZ YR CONSRV

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		348,494
TOTAL MARKET OB/XF VALUE		10,030
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		423,524
SOH/AGL Deduction		52,594
ASSESSED VALUE		370,930
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		320,930
TOTAL JUST VALUE		423,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011910	CO ISSUED	0	08/20/2021
20011910	NEW CONSTR	405,085	12/02/2020

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/0753	8/26/2021	SW	Q	I	01	419,200

GRANTOR: LENNAR HOMES LLC

GRANTEE: GARRY MARGARET L

2394/1755 9/23/2020 SW Q V 05 2,397,400

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W16 S10 BAS=[YR=2021] W9 U2 L2 W11 D2 L2 S36

FGR=[YR=2021] W10 S21 E10 S2 E19 N23 W19\$ E19 S25

FOP=[YR=2021] S6 E9 N4 W2 N2 W7\$ E7 S2 E14 N63 W16\$ E16 N10\$

PTR=E20 STR=[YR=2021] E14 FUS=[YR=2021] E7 S10 E19 S24 W14 N2

W7 N2 W19 N23 E14 N7\$ S7 W14 N7\$ W20\$.

Market: 0 Agricultural: 0 Common: 65,000