LOT 102
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

CORNELL DONALD L III & ANGELA
75651 SUNBERRY DR
YULEE, FL 32097

2023

10-2N-26-2010-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

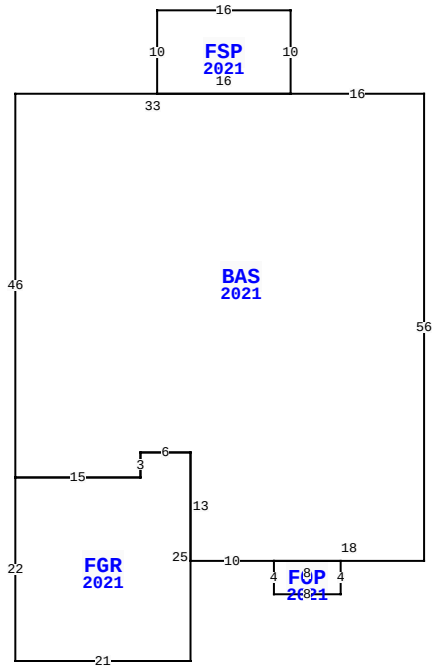
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,516	100	2,516	245,338
FGR	480	55	264	25,743
FOP	32	30	10	976
FSP	160	40	64	6,241
TOTALS	3,188		2,854	278,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,854	108.1000	97.56	278,436	2021	2021	0	0	0	0.05	99.95

1 SINGLE FAM – 100% - 2022 Heated Area: 2516 HX Base Yr 2022



75651 SUNBERRY DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,297
TOTAL MARKET OB/XF VALUE		6,200
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		349,497
SOH/AGL Deduction		42,896
ASSESSED VALUE		306,601
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,601
TOTAL JUST VALUE		349,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011413	CO ISSUED	0	06/07/2021
20011413	NEW CONSTR	335,390	11/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2474/1340	6/25/2021	SW	Q	I	01	383,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CORNELL DONALD L II						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FSP=[YR=2021] N10 W16 S10 E16$ W33 S46
FGR=[YR=2021] S22 E21 N25 W6 S3 W15$ E15 N3 E6 S13 E10
FOP=[YR=2021] S4 E8 N4 W8$ E18 N56$.

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	0855	CONC PAVER	0	100	0	0	620.00	SF	10.00	10.00	100	2021	2021	3	100	6,200	

LAND DESCRIPTION

TOTAL OB/XF 6,200

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	60.00	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