LOT 105
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

PORTER JEFFERY SCOTT/DAVIS-PORTER MICHELE MARY
75675 SUNBERRY DRIVE
YULEE, FL 32097

2023

10-2N-26-2010-0105-0000

BUILDING CHARACTERISTICS

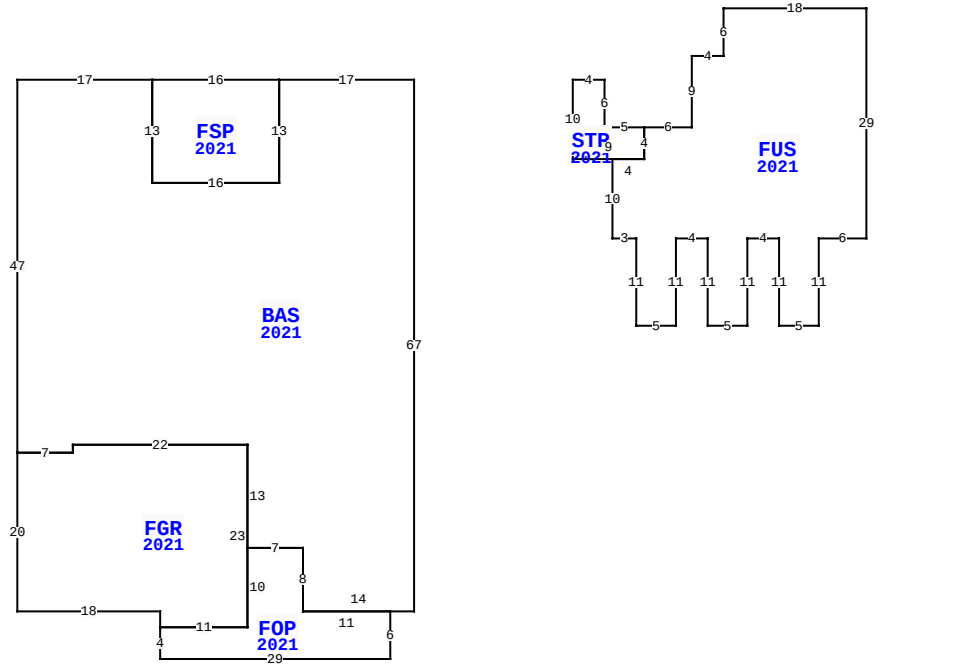
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	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	2,484	100	2,484	225,969
FGR	624	55	343	31,203
FOP	208	30	62	5,640
FSP	208	40	83	7,551
FUS	903	100	903	82,146
STR	60	10	6	546
TOTALS	4,487		3,881	353,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,881	100.8000	90.97	353,055	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 3387 HX Base Yr 2022



75675 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		353,055
TOTAL MARKET OB/XF VALUE		9,570
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		427,625
SOH/AGL Deduction		79,993
ASSESSED VALUE		347,632
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		292,632
TOTAL JUST VALUE		427,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009687	CO ISSUED	0	03/22/2021
20009687	NEW CONSTR	451,179	10/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/1003	3/30/2021	WD	Q	I	01	376,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PORTER JEFFERY SCOT						
2394/0890	9/21/2020	SW	Q	V	05	855,100
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 FSP=[YR=2021] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2021] S20 E18 S2 FOP=[YR=2021] S4 E29 N6 W11 N8 W7 S10 W11$ E11 N23 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR=E20 STR=[YR=2021] E4 S6 E5 FUS=[YR=2021] E6 N9 E4 N6 E18 S29 W6 S11 W5 N11 W4 S11 W5 N11 W4 S11 W5 N11 W3 N10 E4 N4$ S4 W9 N10$W20$.

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	957.00	SF	10.00	10.00	100	2021	2021	3	100	9,570	

LAND DESCRIPTION

TOTAL OB/XF 9,570

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	70.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/05/2021 BY KBJH Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS