

LOT 169
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

FIELDS CHRISTOPHER & DANIELLE DENISE
75443 SUNBERRY DR
YULEE, FL 32097

2023

10-2N-26-2010-0169-0000



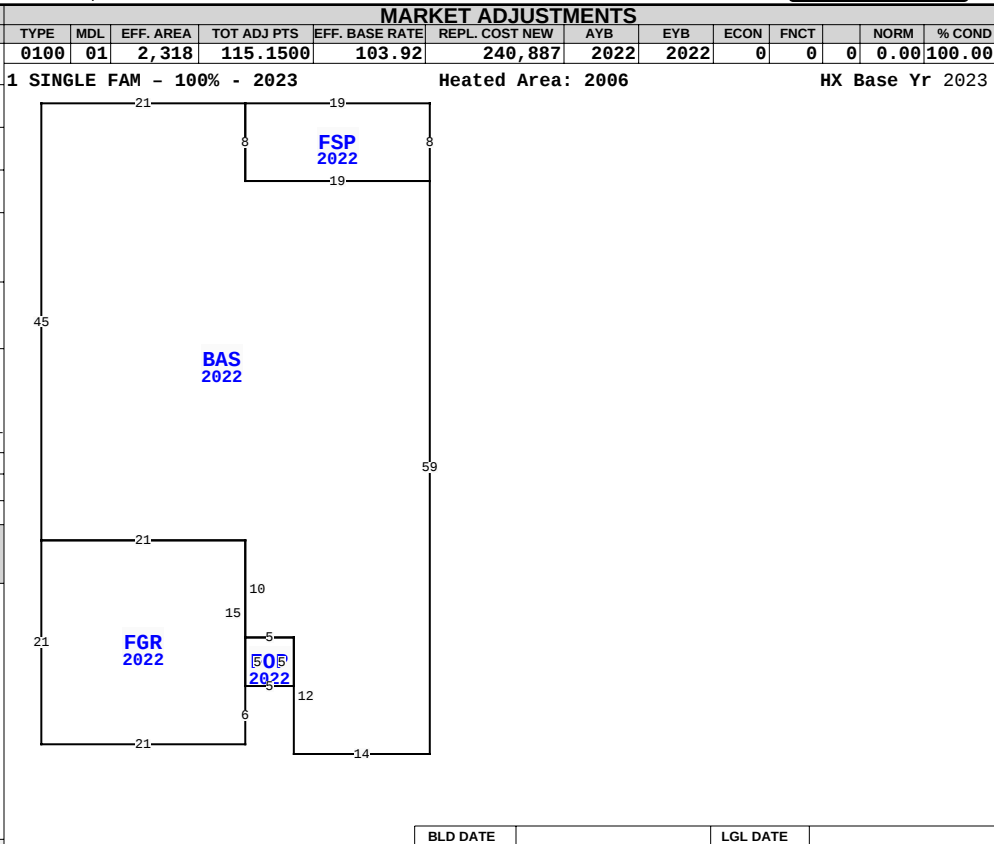
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,006	100	2,006	208,464
FGR	441	55	243	25,253
FOP	25	30	8	831
FSP	152	40	61	6,339
TOTALS	2,624		2,318	240,887

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	634.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	67.00	120.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	634.00	SF	10.00	10.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	634.00	SF	10.00	10.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	240,887								
TOTAL MARKET OB/XF VALUE	6,340								
TOTAL LAND VALUE - MARKET	65,000								
TOTAL MARKET VALUE	312,227								
SOH/AGL Deduction	0								
ASSESSED VALUE	312,227								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	262,227								
TOTAL JUST VALUE	312,227								
NCON VALUE	247,227								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	65,000								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107317	CO ISSUED	0	08/19/2022
21007317	NEW CONSTR	291,045	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/0408	8/26/2022	SW	Q	I	01	355,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FIELD CHRISTOPHER M						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES									
BUILDING DIMENSIONS									
FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N6 FOP=[YR=2022] E5 N5 W5 S5\$ N15 W21\$ E21 S10 E5 S12 E14 N59 W19 N8\$ S8 E19 N8\$.									