LOT 181
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

DOE TIMOTHY RASHAD & RACHEL LYN WILLIAMS
75451 SUNBERRY DR
YULEE, FL 32097

2023

10-2N-26-2010-0181-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

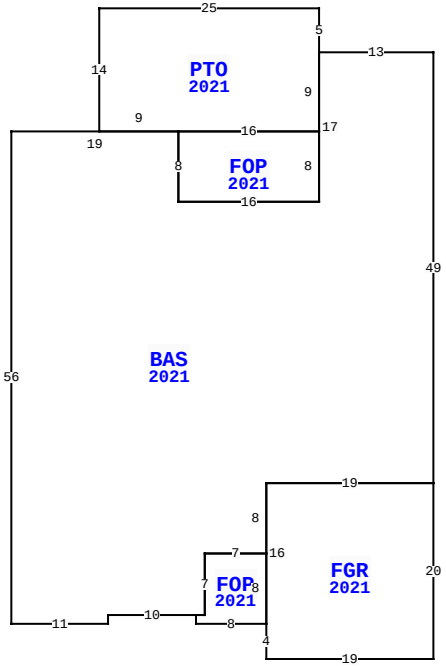
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,306	100	2,306	235,350
FGR	380	55	209	21,331
FOP	57	30	17	1,735
FOP	128	30	38	3,878
PTO	350	5	18	1,837
TOTALS	3,221		2,588	264,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,588	113.0880	102.06	264,131	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2306 HX Base Yr 2022



75451 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		264,131
TOTAL MARKET OB/XF VALUE		3,385
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		332,516
SOH/AGL Deduction		54,019
ASSESSED VALUE		278,497
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,497
TOTAL JUST VALUE		332,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006581	CO ISSUED	0	10/25/2021
21004161	NEW CONSTR	327,381	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2510/1635	10/28/2021	WD	Q	I	01	398,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DOE TIMOTHY RASHAD						
2454/0526	4/19/2021	SW	Q	V	05	1,152,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 PTO=[YR=2021] N5 W25 S14 E9 FOP=[YR=2021] S8 E16 N8 W16$ E16 N9$ S17 W16 N8 W19 S56 E11 N1 E10FOP=[YR=2021] S1 E8 FGR=[YR=2021] S4 E19 N20 W19 S16$ N8 W7 S7 W1$ E1 N7 E7 N8 E19 N49$.

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	0811	CONCRETE B	0	100	0	0	651.00	SF	5.20	5.20	100	2021	2021	3	100	3,385	

LAND DESCRIPTION

TOTAL OB/XF 3,385

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	000100	C	SFR	100		PUD	79.00	136.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/05/2022 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS