

LOT 183
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CLELLEN GERALD T & KIMBERLY A
75459 SUNBERRY DRIVE
YULEE, FL 32097

2023

10-2N-26-2010-0183-0000



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	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	

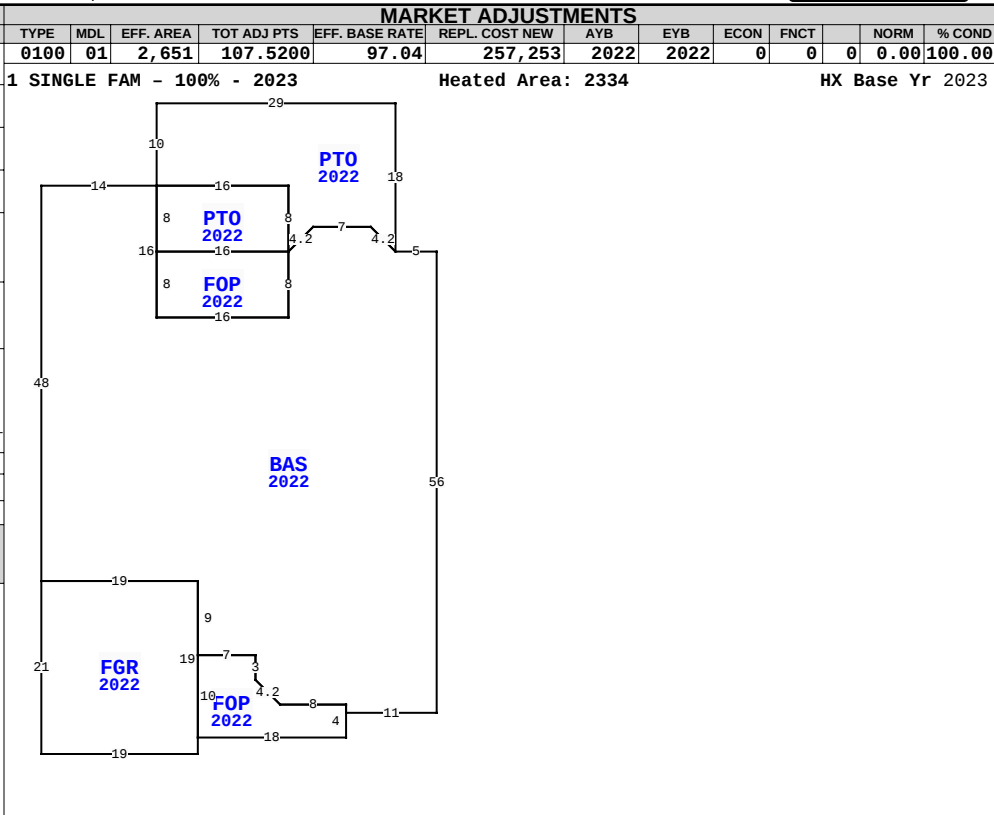
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100	2,334	226,491
FGR	399	55	219	21,252
FOP	119	30	36	3,493
FOP	128	30	38	3,688
PTO	128	5	6	582
PTO	364	5	18	1,747

TOTALS	3,472		2,651	257,253
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	618.00	SF	5.20	5.20	
2	0911	SCRN RM A	0	100	16	8	128.00	SF	17.50	17.50	
3	0462	ST/AL FNC	0	100	156	0	780.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	60.00	120.00	1.00	LT	

REVIEW DATE	10/26/2022	BY	KW
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75459 SUNBERRY DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
13,854											

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0	Common: 65,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					257,253				
TOTAL MARKET OB/XF VALUE					13,854				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					336,107				
SOH/AGL Deduction					0				
ASSESSED VALUE					336,107				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					286,107				
TOTAL JUST VALUE					336,107				
NCON VALUE					271,107				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					65,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008788	ADDITION	14,868	06/08/2022
22005073	CO ISSUED	0	04/01/2022
21005993	NEW CONSTR	333,147	06/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2554/0614	3/31/2022	WD	Q	I	02	450,800	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:CLELLEN GERALD THOM							
2447/1498	3/29/2021	SW	Q	V	05	912,500	
GRANTOR:THREE RIVERS DEVELOPE							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W5 PTO=[YR=2022] N18 W29 S10 PTO=[YR=2022] S8 E16 N8 W16\$ E16 S8 R3 U3 E7 D3 R3 \$ U3 L3 W7 D3 L3 FOP=[YR=2022] W16 S8 E16 N8\$ S8 W16N16 W14 S48 FGR=[YR=2022] S21 E19 N2 FOP=[YR=2022] E18 N4 W8 U3 L3 N3 W7 S10\$ N19 W19\$ E19 S9 E7 S3 D3 R3 E8 S1 E11 N56\$.									