

LOT 185
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CRUZ ELVIN SR & CARMEN MARIE
75469 SUNBERRY DRIVE
YULEE, FL 32097

2023

10-2N-26-2010-0185-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	31	HARDIE BRD 90	0100	01	3,233	101.1080	91.25	295,011	2022	2022	0	0	0.00	100.00	VALUATION BY STANDARD													
Exterior Wall	21	STONE 10	1 SINGLE FAM - 0% - 2023												Heated Area: 2758 HX Base Yr													
Roof Structure	03	GABLE/HIP 100															Tax Group: 4 Tax Dist:											
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 295,011											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 9,451											
Interior Floor	13	LVT/LAMMT 50															TOTAL LAND VALUE - MARKET 65,000											
Interior Floor	14	CARPET 50															TOTAL MARKET VALUE 369,462											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 0											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 369,462											
Bedrooms	3	100															TOTAL EXEMPTION VALUE 0											
Bathrooms	3	100															BASE TAXABLE VALUE 369,462											
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE 369,462											
Stories	1.	1. 100	NCON VALUE 304,462																									
Units	0	100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 65,000																									
Quality	03	Quality Level 03															PERMIT NUM DESCRIPTION AMT ISSUED											
DOR CODE	0100	SINGLE FAMILY															B2308205 POOL 20,000 06/27/2023											
MAP NUM		MKT AREA 05															22009986 CO ISSUED 0 06/29/2022											
NEIGHBORHOOD/LOC	5020.00		21014582 NEW CONSTR 403,435 10/22/2021																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	SALES DATA																							
BAS	2,758	100	2,758	251,668	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																	
FGR	675	55	371	33,854	2636/1531	4/28/2023	WD Q	I	01	520,000																		
FOP	146	30	44	4,015	GRANTOR: CARTER CALEB WREN & A																							
FOP	200	30	60	5,475	GRANTEE: CRUZ ELVIN SR & CAR																							
TOTALS	3,779		3,233	295,011	2575/1571 6/30/2022 WD Q I 01 455,800																							
EXTRA FEATURES					GRANTOR: DREAM FINDERS HOMES L																							
L N	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	BUILDING NOTES												
1	0811	CONCRETE B	0	0	856.00	SF	5.20	5.20	100	2022	2022	3	100	4,451		BUILDING DIMENSIONS												
2	0600	SUMMER KIT	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	100	5,000		BAS=[YR=2022] W9 D3 L3 FOP=[YR=2022] W17 S9 D3 R3 E14 N12\$ S12 W14 U3 L3 N9 W18 S53 FGR=[YR=2022] S23 E12 N2 E18 FOP=[YR=2022] S2 E9 N2 E11 N6 W12 N2 W7 S8 W1\$ E1 N21 W31\$ E31 S13 E7 S2 E12 N68 U3 L3 \$.												
LAND DESCRIPTION					TOTAL OB/XF 9,451																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000135	C	SFR CNSVTN	0		PUD	60.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000											
REVIEW DATE 09/22/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																												