LOT 188
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

DULLS JACK BRISCO & KARI AMBER
75489 SUNBERRY DR
YULEE, FL 32097

2023

10-2N-26-2010-0188-0000

BUILDING CHARACTERISTICS

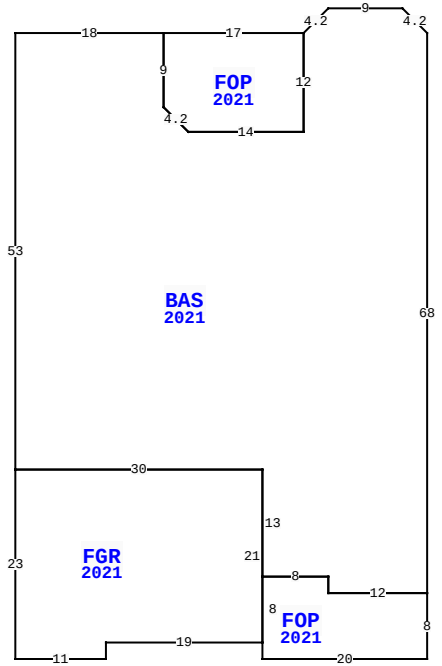
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,771	100	2,771	266,432
FGR	652	55	359	34,518
FOP	176	30	53	5,096
FOP	200	30	60	5,769
TOTALS	3,799		3,243	311,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,243	106.5360	96.15	311,814	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2771 HX Base Yr 2022



75489 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		311,814
TOTAL MARKET OB/XF VALUE		5,132
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		381,946
SOH/AGL Deduction		81,045
ASSESSED VALUE		300,901
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,901
TOTAL JUST VALUE		381,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004826	CO ISSUED	0	12/17/2021
21004826	NEW CONSTR	472,671	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0037	12/17/2021	WD	Q	I	01	494,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DULLS JACK BRISCO &						
2447/1498	3/29/2021	SW	Q	V	05	912,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W9 D3 L3 FOP=[YR=2021] W17 S9 D3 R3 E14 N12$ S12 W14 U3 L3 N9 W18 S53 FGR=[YR=2021] S23 E11 N2 E19 FOP=[YR=2021] S2 E20 N8 W12 N2 W8 S8 $ N21 W30$ E30 S13 E8 S2 E12 N68$.

EXTRA FEATURES

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
1	0811	CONCRETE B	0	100	0	0	987.00	SF	5.20	5.20	100	2021	2021	3	100	5,132	

LAND DESCRIPTION

TOTAL OB/XF 5,132

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100		PUD	60.00	120.00	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