

LOT 190
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

HOBBS EDWARD MCCLLENETH III
75555 SUNBERRY DR
YULEE, FL 32097

2023

10-2N-26-2010-0190-0000



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		4 100
Bathrooms		2 100
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	2,226	100	2,226	208,287
FGR	399	55	219	20,492
FOP	50	30	15	1,404
FOP	128	30	38	3,556
TOTALS	2,803		2,498	233,738

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0812	CONCRETE C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,498	103.6800	93.57	233,738	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 2226											
HX Base Yr											

75555 SUNBERRY DR, YULEE									BLD DATE		LGL DATE	
									XF DATE		LAND DATE	
									INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
648.00	SF	4.00	4.00	100	2022	2022	3	100	2,592			
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LAND DESCRIPTION										TOTAL OB/XF										2,592	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
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					
REVIEW DATE		03/30/2022		BY	HS	Total Acres: 0.00			Total Land Value: 65,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				233,738	
TOTAL MARKET OB/XF VALUE				2,592	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				301,330	
SOH/AGL Deduction				0	
ASSESSED VALUE				301,330	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				301,330	
TOTAL JUST VALUE				301,330	
NCON VALUE				236,330	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004634	CO ISSUED	0	02/11/2022
21004771	NEW CONSTR	317,326	06/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2541/0339	2/11/2022	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: HOBBS EDWARD MCCLLEN					
2447/1498	3/29/2021	SW	Q	V	05
GRANTOR: THREE RIVERS DEVELOPE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W5 U3 L3 W7 D3 L3 FOP=[YR=2022] W16 S8 E16 N8\$ S8 W16 N8 W14 S40 FGR=[YR=2022] S21 E19 N5 FOP=[YR=2022] E8 N1 W1 N6 W7 S7\$ N16 W19\$ E19 S9 E7 S6 E11 S1 E11 N56\$.									