

LOT 191
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

REGAN JON M &/CARTER ERIN A
75580 SUNBERRY DR
YULEE, FL 32097

2023

10-2N-26-2010-0191-0000



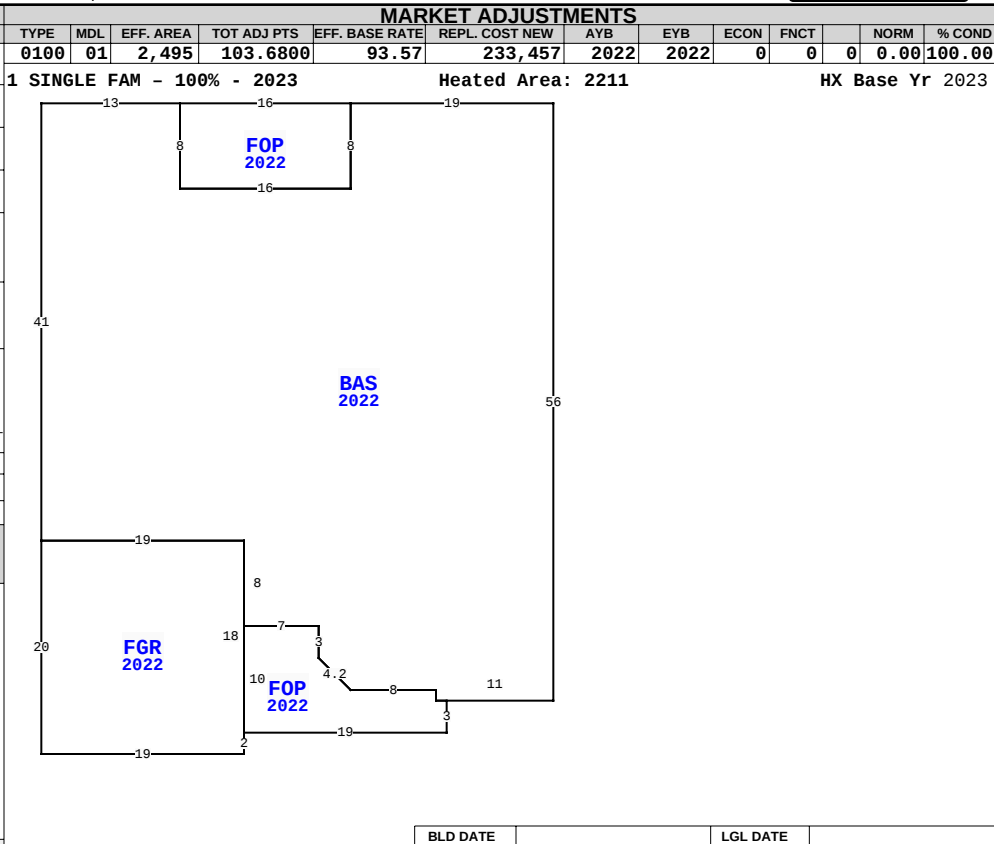
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	2,211	100	2,211	206,883
FGR	380	55	209	19,556
FOP	122	30	37	3,462
FOP	128	30	38	3,556
TOTALS	2,841		2,495	233,457

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
1	0811	CONCRETE B	0 100	0	0	598.00	SF	5.20	5.20	100	2022	2022	3	100

LAND DESCRIPTION														
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
1	000100	C	SFR	100		PUD	70.00	119.00	1.00	LT		1.00	1.00	1.00



75580 SUNBERRY DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF														
3,110														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					233,457				
TOTAL MARKET OB/XF VALUE					3,110				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					301,567				
SOH/AGL Deduction					0				
ASSESSED VALUE					301,567				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					251,567				
TOTAL JUST VALUE					301,567				
NCON VALUE					236,567				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					65,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004861	CO ISSUED	0	02/24/2022
21004634	NEW CONSTR	314,996	06/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2544/0519	2/28/2022	WD	Q	I	01	388,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: REGAN JON M & ERIN							
2454/0526	4/19/2021	SW	Q	V	05	1,152,000	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W19 FOP=[YR=2022] W16 S8 E16 N8\$ S8 W16 N8 W13 S41 FGR=[YR=2022] S20 E19 N2 FOP=[YR=2022] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N18 W19\$ E19 S8 E7 S3 D3 R3 E8 S1 E11 N56\$.									