

ALBA RICHARD/ARROYO LUZ NOELIA
75572 SUNBERRY DR
YULEE, FL 32097

10-2N-26-2010-0192-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				269,540				
TOTAL MARKET OB/XF VALUE				3,364				
TOTAL LAND VALUE - MARKET				65,000				
TOTAL MARKET VALUE				337,904				
SOH/AGL Deduction				89,025				
ASSESSED VALUE				248,879				
TOTAL EXEMPTION VALUE				HX HB VX		55,000		
BASE TAXABLE VALUE				193,879				
TOTAL JUST VALUE				337,904				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				290,617				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
21004640		CO ISSUED			0		11/16/2021	
21004640		NEW CONSTR			338,518		06/01/2021	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/1304		11/18/2021		WD	Q	I	02	407,300
GRANTOR: DREAM FINDERS HOMES L								
GRANTEE: ALBA RICHARD & LUZ								
2454/0526		4/19/2021		SW	Q	V	05	1,152,000
GRANTOR: THREE RIVERS DEVELOPE								
GRANTEE: DREAM FINDERS HOMES								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2021] W11 FOP=[YR=2021] W16 S8 E13 U3 R3 N5\$ S5 D3 L3 W13 N16 W16 S63 E14 N7 FOP=[YR=2021] E9 FGR=[YR=2021] S11 E20 N23 W20 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N36\$ PTR=E10 FUS=[YR=2021] E14 S36 W7 STR=[YR=2021] W9 N4 E5 N5 E4 S9\$ N9 W4 S5 W3 N32\$ W10\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
65,000								
Common: 65,000				PRINTED 08/02/2023 BY SYS				