

LOT 196
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

NISSEN GREGORY C JR & AMBER LAUREL
75494 SUNBERRY DRIVE
YULEE, FL 32097

2023

10-2N-26-2010-0196-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAS	2,233	100
FGR	399	55
FOP	122	30
FSP	120	40
FUS	479	100
STR	27	10
TOTALS	3,380	3,019

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	3,019	102.1200	92.16	278,231	2022	2022	0	0	0.00
1 SINGLE FAM - 100% - 2023										
Heated Area: 2712										
HX Base Yr 2023										