

LOT 198
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

VEGA HEATHER B
75482 SUNBERRY DRIVE
YULEE, FL 32097

2023

10-2N-26-2010-0198-0000



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	298	30	89	8,328
TOTALS	3,011		2,546	238,229

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	563.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	60.00	120.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,546	103.6800	93.57	238,229	2022	2022	0	0	0.00	100.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 2211 HX Base Yr 2023												
75482 SUNBERRY DR, YULEE												

TOTAL OB/XF 2,928												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,229	
TOTAL MARKET OB/XF VALUE		2,928	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		306,157	
SOH/AGL Deduction		40,828	
ASSESSED VALUE		265,329	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		210,329	
TOTAL JUST VALUE		306,157	
NCON VALUE		241,157	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2200554	CO ISSUED	0	09/08/2022
22000554	NEW CONSTR	363,138	01/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/0618	9/14/2022	WD	Q	I	01	456,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: VEGA HEATHER BENNET						
2462/1994	5/19/2021	SW	Q	V	05	1,008,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W13 FOP=[YR=2022] N10 W17 S18 E16 N8 E1\$ W1 S8 W16 N8 W18 S56 E10 FOP=[YR=2022] S3 E19 FGR=[YR=2022] S2 E19 N20 W19 S18\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41 \$.									