LOT 201
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

RODRIGUEZ JOE ANTHONY & SUSAN
75464 SUNBERRY DRIVE
YULEE, FL 32097

2023

10-2N-26-2010-0201-0000

BUILDING CHARACTERISTICS

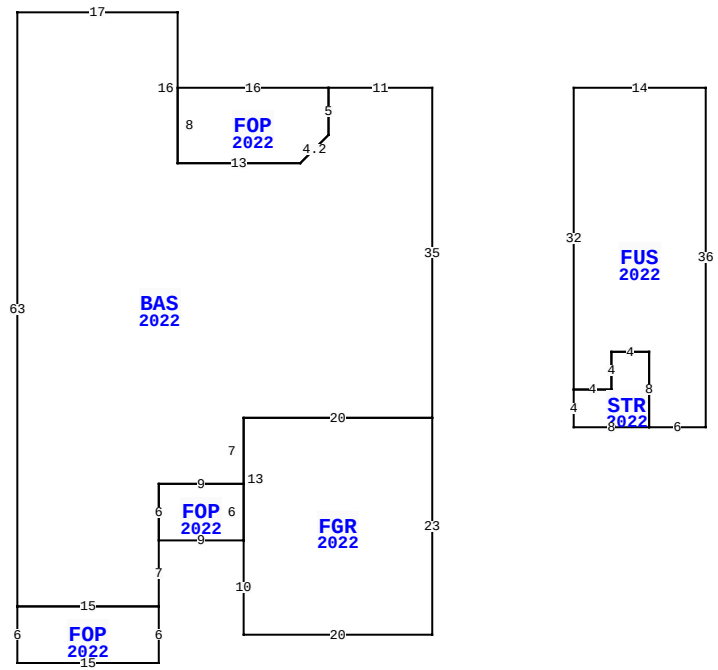
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1,916	198,862
FGR	460	55	253	26,259
FOP	54	30	16	1,661
FOP	90	30	27	2,802
FOP	124	30	37	3,840
FUS	456	100	456	47,328
STR	48	10	5	519
TOTALS	3,148		2,710	281,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,710	115.0080	103.79	281,271	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2372 HX Base Yr 2023



75464 SUNBERRY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,271
TOTAL MARKET OB/XF VALUE		3,151
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		349,422
SOH/AGL Deduction		196,270
ASSESSED VALUE		153,152
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		98,152
TOTAL JUST VALUE		349,422
NCON VALUE		284,422
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2200556	CO ISSUED	0	08/18/2022
22000556	NEW CONSTR	385,421	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0294	8/26/2022	WD	Q	I	01	400,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RODRIGUEZ JOE ANTHO						
2462/1994	5/19/2021	SW	Q	V	05	1,008,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W11 FOP=[YR=2022] W16 S8 E13 U3 R3 N5$ S5 D3 L3 W13 N16 W17 S63 FOP=[YR=2022] S6 E15 N6 W15$ E15 N7 FOP=[YR=2022] E9 FGR=[YR=2022] S10 E20 N23 W20 S13$ N6 W9 S6$ N6 E9 N7 E20 N35$ PTR= E15 FUS=[YR=2022] E14 S36 W6 STR=[YR=2022] W8 N4 E4 N4 E4 S8$ N8 W4 S4 W4 N32$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	606.00	SF	5.20	5.20	100	2022	2022	3	100	3,151	

LAND DESCRIPTION

TOTAL OB/XF 3,151

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	60.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/04/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS