LOT 203
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

FRANCIOSE KURTIS R & KIMBERLY
75452 SUNBERRY DR
YULEE, FL 32097

2023

10-2N-26-2010-0203-0000

BUILDING CHARACTERISTICS

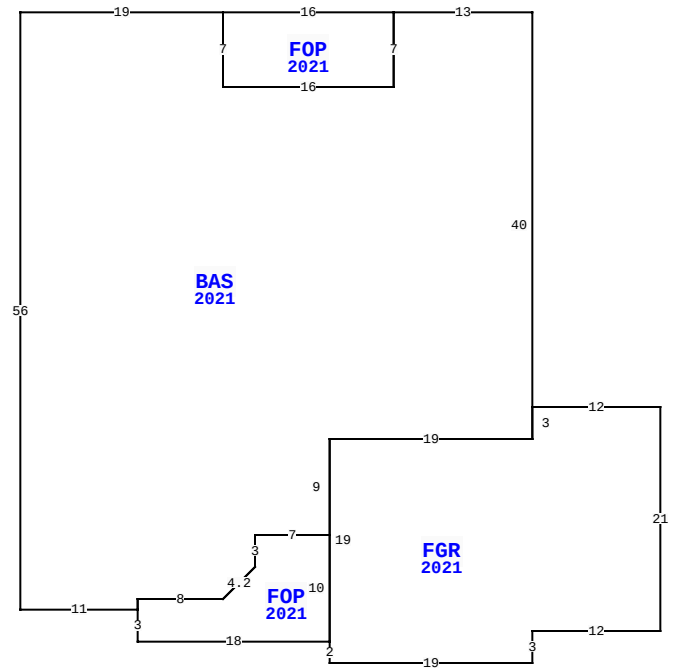
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,208	100	2,208	219,608
FGR	651	55	358	35,607
FOP	112	30	34	3,382
FOP	119	30	36	3,581
TOTALS	3,090		2,636	262,177

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,636	110.2080	99.46	262,177	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2208 HX Base Yr 2022



75452 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		262,177
TOTAL MARKET OB/XF VALUE		5,288
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		332,465
SOH/AGL Deduction		38,563
ASSESSED VALUE		293,902
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		243,902
TOTAL JUST VALUE		332,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005155	CO ISSUED	0	10/27/2021
21002846	NEW CONSTR	327,919	03/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2510/1570	10/28/2021	WD	Q	I	01	427,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FRANCIOSE KURTIS RI						
2447/1498	3/29/2021	SW	Q	V	05	912,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FOP=[YR=2021] W16 S7 E16 N7$ S7 W16 N7 W19 S56 E11 FOP=[YR=2021] S3 E18 FGR=[YR=2021] S2 E19 N3 E12 N21 W12 S3 W19 S19$ N10 W7S3 D3 L3 W8 S1$ N1 E8 U3 R3 N3 E7 N9 E19 N40$.

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	1,017.00	SF	5.20	5.20	100	2021	2021	3	100	5,288	

LAND DESCRIPTION

TOTAL OB/XF 5,288

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 01/05/2021 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS