LOT 204
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

AUSTIN MELVIN J JR & COURTNEY MICHELLE
75444 SUNBERRY DRIVE
YULEE, FL 32097

2023

10-2N-26-2010-0204-0000

BUILDING CHARACTERISTICS

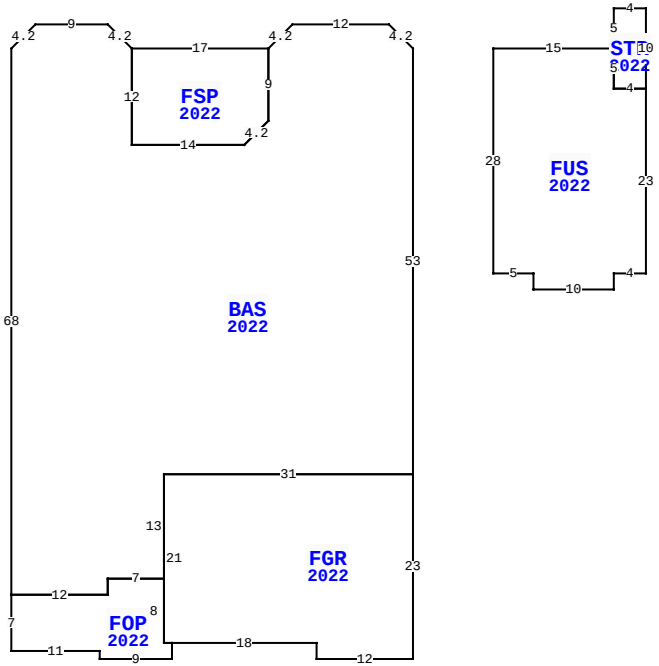
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,803	100	2,803	254,989
FGR	675	55	371	33,750
FOP	157	30	47	4,276
FSP	200	40	80	7,278
FUS	532	100	532	48,396
STR	40	10	4	364
TOTALS	4,407		3,837	349,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,837	100.8000	90.97	349,052	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 3335 HX Base Yr 2023



75444 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		349,052
TOTAL MARKET OB/XF VALUE		4,597
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		418,649
SOH/AGL Deduction		54,299
ASSESSED VALUE		364,350
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		314,350
TOTAL JUST VALUE		418,649
NCON VALUE		353,078
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009161	CO ISSUED	0	03/31/2022
21006142	NEW CONSTR	475,289	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2554/0658	3/31/2022	WD	Q	I	01	494,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: AUSTIN MELVIN JEROM						
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] U3 L3 W12 D3 L3 FSP=[YR=2022] W17 S12 E14 U3 R3 N9$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2022] S7 E11 S1 E9 N2 FGR=[YR=2022] E18 S2 E12 N23 W31 S21 E1$ W1 N8 W7 S2 W12$ E12 N2 E7 N13 E31 N53$ PTR= E10 FUS=[YR=2022] E15 STR=[YR=2022] N5 E4 S10 W4 N5$ S5 E4 S23 W4 S2 W10 N2 W5 N28$ W10$.

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	884.00	SF	5.20	5.20	100	2022	2022	3	100	4,597	

LAND DESCRIPTION

TOTAL OB/XF 4,597

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