

LOT 206
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

FREEMAN ALLEN S II & ASHLEY N
75430 SUNBERRY DR
YULEE, FL 32097

2023

10-2N-26-2010-0206-0000



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		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		0 0 100		
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	2,196	100	2,196	224,124
FGR	399	55	219	22,351
FOP	128	30	38	3,878
FOP	245	30	74	7,552
TOTALS	2,968		2,527	257,906

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,527	113.0880	102.06	257,906	2021	2021	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2022