

LOT 32
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

WELKA SHERRY RENEE & CHRISTOPHER JAMES
75646 SUNBERRY DRIVE
YULEE, FL 32097

2024

10-2N-26-2010-0032-0000



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/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
BAS	2,211	100
FGR	380	55
FOP	122	30
FOP	128	30
TOTALS	2,841	2,495

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,495	106.5600	101.23	252,569	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2211 HX Base Yr 2022											
75646 SUNBERRY DR, YULEE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		251,306	
TOTAL MARKET OB/XF VALUE		3,053	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		319,359	
SOH/AGL Deduction		54,293	
ASSESSED VALUE		265,066	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		215,066	
TOTAL JUST VALUE		319,359	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,028	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000125	CO ISSUED	0	04/22/2021
21000125	NEW CONSTR	293,896	01/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/1270	4/28/2021	WD	Q	I	01	347,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WELKA SHERRY RENEE						
2418/1111	12/15/2020	SW	Q	V	05	719,600
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,211	100	2,211	222,701
FGR	380	55	209	21,051
FOP	122	30	37	3,727
FOP	128	30	38	3,828
TOTALS	2,841		2,495	251,306

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	593.00	SF	5.20	5.20	100	2021	2021	3	99

OB/XF MKT VALUE	NOTES
3,053	

LAND DESCRIPTION										TOTAL OB/XF										3,053									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000134	C	SFR POND	100		PUD	85.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												