

LOT 36
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

LI HUA
75606 SUNBERRY DR
YULEE, FL 32097

2024

10-2N-26-2010-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

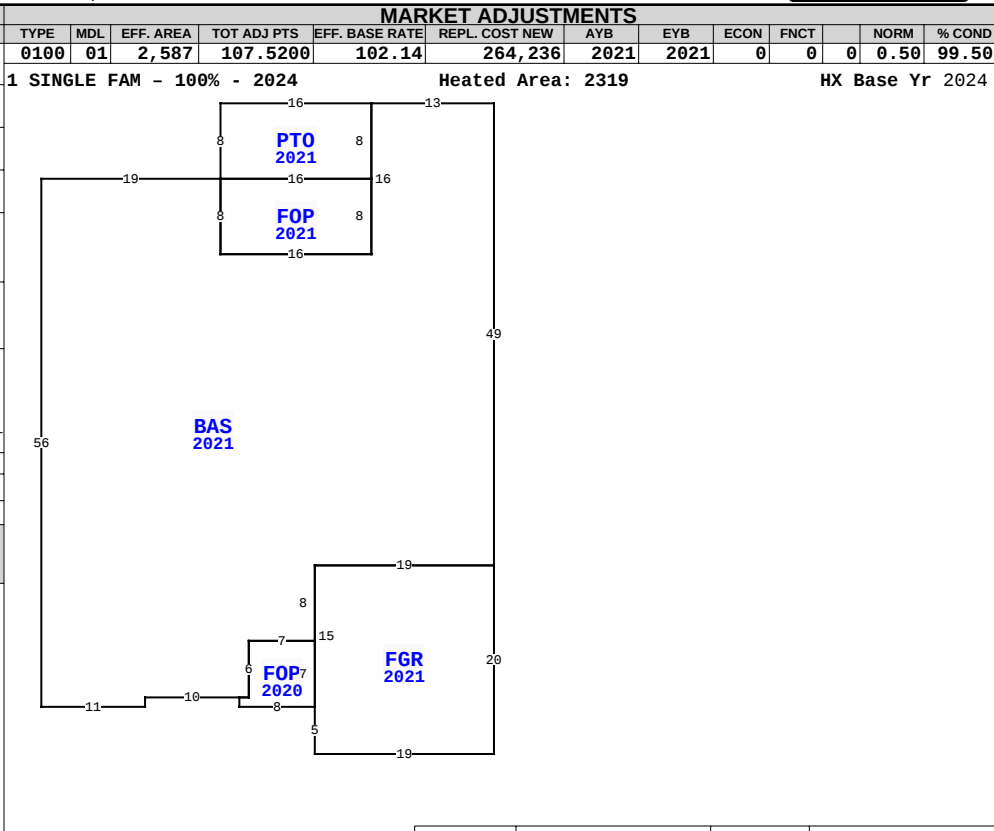
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	2,319	235,679
FGR	380	55	209	21,240
FOP	50	30	15	1,524
FOP	128	30	38	3,862
PTO	128	5	6	610

TOTALS	3,005		2,587	262,915
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	628.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	0	0	138.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	70.00	120.00	1.00	LT	



75606 SUNBERRY DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
5,513											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
262,915											
TOTAL MARKET OB/XF VALUE											
5,513											
TOTAL LAND VALUE - MARKET											
65,000											
TOTAL MARKET VALUE											
333,428											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
333,428											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
283,428											
TOTAL JUST VALUE											
333,428											
NCON VALUE											
1,380											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
319,308											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000118	CO ISSUED	0	04/22/2021
21000118	NEW CONSTR	307,000	01/11/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2676/246	10/23/2023	WD	Q	I	01	480,000	
GRANTOR: MCKINLEY DERROL NELSO							
GRANTEE: LI HUA							
2457/0757	4/28/2021	WD	Q	I	01	336,400	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: MCKINLEY DERROL NEL							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2021] W13 PTO=[YR=2021] W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16 N8\$ S16 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N49\$.											