

LOT 106
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

JACKSON DENNIS JEROME & BRANDY LYNN
75683 SUNBERRY DRIVE
YULEE, FL 32097

2024

10-2N-26-2010-0106-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

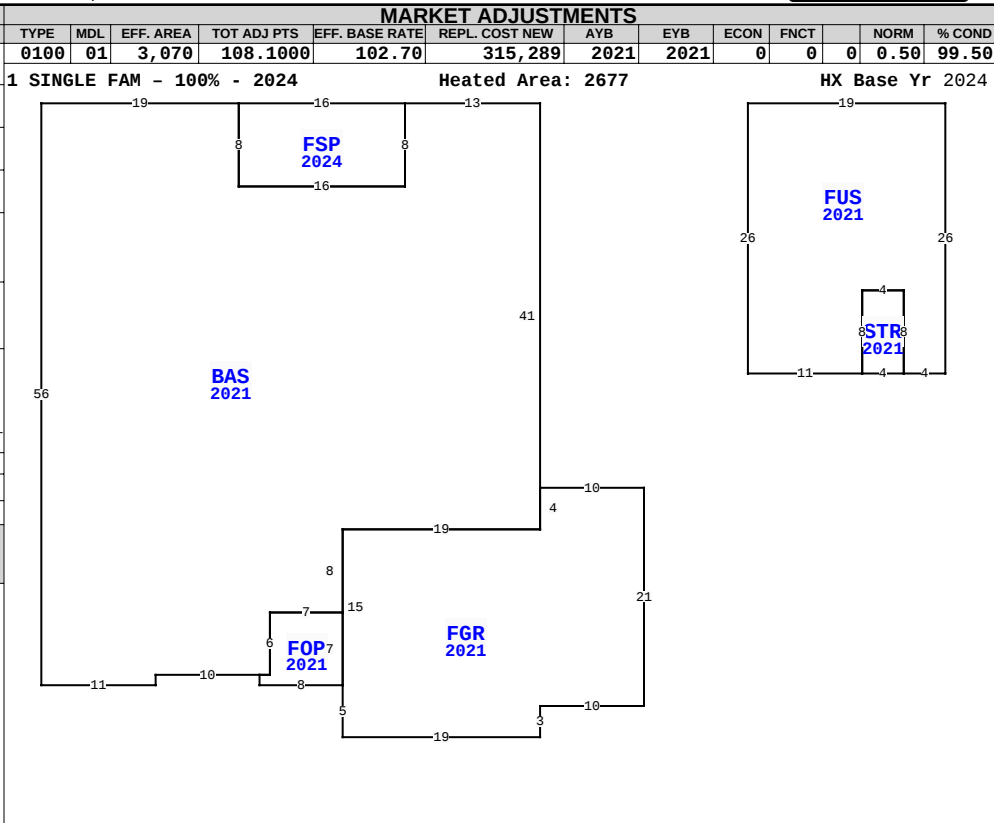
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	226,344
FGR	590	55	324	33,109
FOP	50	30	15	1,533
FSP	128	40	51	5,212
FUS	462	100	462	47,210
STR	32	10	3	306

TOTALS	3,477		3,070	313,713
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,022.00	SF	4.00
2	0462	ST/AL FNC	0	100	0	0	177.00	SF	10.00
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	82.00	120.00	1.00



75683 SUNBERRY DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
8,417									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
313,713									
TOTAL MARKET OB/XF VALUE									
8,417									
TOTAL LAND VALUE - MARKET									
65,000									
TOTAL MARKET VALUE									
387,130									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
387,130									
TOTAL EXEMPTION VALUE HX HB VX									
55,000									
BASE TAXABLE VALUE									
332,130									
TOTAL JUST VALUE									
387,130									
NCON VALUE									
13,006									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
364,027									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005329	BUILD 5X42 SCREEN	11,200	05/02/2024
20009690	CO ISSUED	0	03/22/2021
20009690	NEW CONSTR	361,496	10/14/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2655/1357	7/12/2023	WD	Q	I	02	555,000	
GRANTOR: JOHNSON STEVEN E JR &							
GRANTEE: JACKSON DENNIS JERO							
2555/1397	4/11/2022	WD	Q	I	01	510,000	
GRANTOR: ARCE LUIS ANGEL							
GRANTEE: JOHNSON STEVEN E JR							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2021;ORIG=0,0] W13 S8 W16 N8 W19 S56 E11 N1 E10 E1 N6 E7 N8 E19 N41 \$									
FGR=[YR=2021;ORIG=-19,56] S5 E19 N3 E10 N21 W10 S4 W19 S15 \$									
FUS=[YR=2021;ORIG=20,0] E19 S26 W4 N8 W4 S8 W11 N26 \$									
FOP=[YR=2021;ORIG=-27,55] S1 E8 N7 W7 S6 W1 \$									
STR=[YR=2021;ORIG=35,26] W4 N8 E4 S8 \$									
PTR=[ORIG=0,0] E20 W20 \$									
FSP=[YR=2024;ORIG=-29,0] E16 S8 W16 N8 \$									