LOT 162
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

ROSEPILER RONALD CORY & PATTI LYNN
75405 SUNBERRY DR
YULEE, FL 32097

2024

10-2N-26-2010-0162-0000

BUILDING CHARACTERISTICS

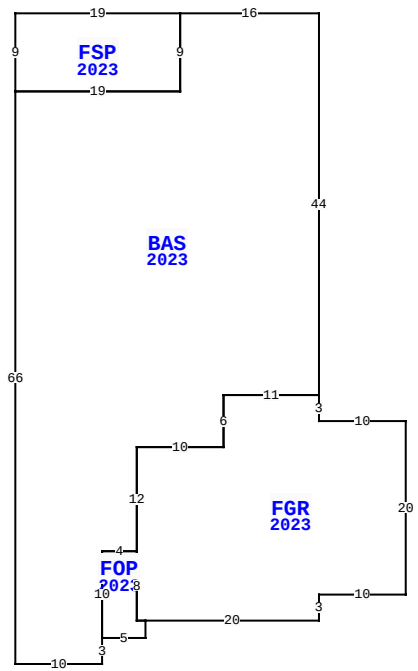
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,811	100	1,811	185,465
FGR	686	55	377	38,609
FOP	42	30	13	1,331
FSP	171	40	68	6,964
TOTALS	2,710		2,269	232,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,269	107.8000	102.41	232,368	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1811 HX Base Yr 2024



75405 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		232,368
TOTAL MARKET OB/XF VALUE		4,188
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		301,556
SOH/AGL Deduction		60,673
ASSESSED VALUE		240,883
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,883
TOTAL JUST VALUE		301,556
NCON VALUE		236,556
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2206791	CO		08/18/2023
22006791	NEW CONSTR	317,005	05/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2662/1029	8/17/2023	SW	Q	I	01	377,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ROSEPILER RONALD CO						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=61,-15] W16 S9 W19 S66 E10 N3 N10 E4 N12 E10 N6 E11 N44 $
FGR=[YR=2023;ORIG=40,35] E10 N6 E11 S3 E10 S20 W10 S3 W20 W1 N8 N12 $
FSP=[YR=2023;ORIG=45,-6] W19 N9 E19 S9 $
FOP=[YR=2023;ORIG=40,47] W4 S10 E5 N2 W1 N8 $
.

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	0812	CONCRETE C	0	100	0	0	1,047.00	SF	4.00	4.00	100	2024	2023		100	4,188	

LAND DESCRIPTION

TOTAL OB/XF 4,188

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	000100	C	SFR	100		PUD	64.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 09/19/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS