LOT 163
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

VEILLEUX ERIC DWAYNE & DEBORAH JEAN
75411 SUNBERRY DR
YULEE, FL 32097

2024

10-2N-26-2010-0163-0000

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

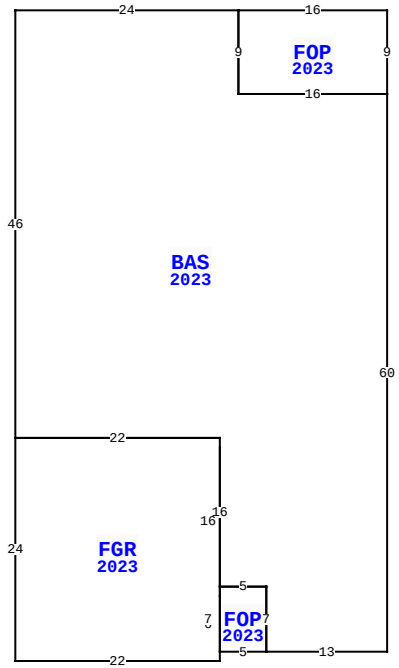
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,075	100	2,075	214,431
FGR	512	55	282	29,142
FOP	35	30	10	1,033
FOP	144	30	43	4,444
TOTALS	2,766		2,410	249,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,410	108.7800	103.34	249,049	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2075 HX Base Yr



75411 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	249,049
TOTAL MARKET OB/XF VALUE	3,141
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	317,190
SOH/AGL Deduction	0
ASSESSED VALUE	317,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,190
TOTAL JUST VALUE	317,190
NCON VALUE	252,190
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2206793			07/13/2023
22006793	NEW CONSTR	344,846	05/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/1536	8/18/2023	SW	Q	I	01	358,800
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: VEILLEUX ERIC DWAYN						
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=10,0] E24 S9 E16 S60 W13 N7 W5 N16 W22 N46 $
FGR=[YR=2023;ORIG=32,46] W22 S24 E22 U1R0 U6L0 N16 $
FOP=[YR=2023;ORIG=32,69] N7 E5 S7 W5 $
FOP=[YR=2023;ORIG=50,0] W16 S9 E16 N9 $
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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	0811	CONCRETE B	0	0	0	0	604.00	SF	5.20	5.20	100	2024	2023		100	3,141	

LAND DESCRIPTION

TOTAL OB/XF 3,141

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	000134	C	SFR POND	0		PUD	50.00	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