

LOT 166
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

WILSON DOVIE ANN
75429 SUNBERRY DRIVE
YULEE, FL 32097

2024

10-2N-26-2010-0166-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,280	100	2,280	238,078
FGR	462	55	254	26,523
FOP	38	30	11	1,149
FSP	208	40	83	8,667
TOTALS	2,988		2,628	274,416

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	587.00	SF	10.00	10.00	
2	0462	ST/AL FNC	0	100	96	0	384.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0855	CONC PAVER	0	100	0	0	250.00	SF	10.00	10.00	

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	50.00	120.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,628	109.9200	104.42	274,416	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023											
Heated Area: 2280											
HX Base Yr											
75429 SUNBERRY DR, YULEE											

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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
274,416											
TOTAL MARKET OB/XF VALUE											
12,510											
TOTAL LAND VALUE - MARKET											
65,000											
TOTAL MARKET VALUE											
351,926											
SOH/AGL Deduction											
3,771											
ASSESSED VALUE											
348,155											
TOTAL EXEMPTION VALUE											
13											
348,155											
BASE TAXABLE VALUE											
0											
TOTAL JUST VALUE											
351,926											
NCON VALUE											
6,640											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
331,568											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008036	CO ISSUED	0	10/26/2022
21008036	NEW CONSTR	328,756	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/0021	10/26/2022	SW	Q	I	01	385,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: WILSON DOVIE ANN						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W27 FSP=[YR=2022] W13 S16 E13 N16\$ S16 W13 S58 E12 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E21 N21 W22 S21 E1\$ W1 N2 W5 S2 W1 \$ E1 N2 E5 N19 E22 N53\$.											