

LOT 185
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CRUZ ELVIN SR & CARMEN MARIE
75469 SUNBERRY DRIVE
YULEE, FL 32097

2024

10-2N-26-2010-0185-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
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		3 100
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	2,758	100	2,758	264,774
FGR	675	55	371	35,617
FOP	146	30	44	4,224
FOP	200	30	60	5,760
TOTALS	3,779		3,233	310,375

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,233	101.1080	96.05	310,530	2022	2022	0	0	0.05	99.95
1 SINGLE FAM - 100% - 2024 Heated Area: 2758 HX Base Yr 2024											
75469 SUNBERRY DR, YULEE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

L N	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	100	0	0	856.00	SF	5.20	5.20	100	2022	2022	3	100	4,451	
2	0861	POOL GUNIT	1	100	0	0	392.00	SF	85.00	85.00	100	2024	2023		100	33,320	
3	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
4	0855	CONC PAVER	1	100	0	0	604.00	SF	10.00	10.00	100	2024	2023		100	6,040	
5	0911	SCRN RM A	1	100	0	0	996.00	SF	17.50	17.50	100	2024	2023		100	17,430	

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000135	C	SFR CNSVTN	100		PUD	60.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00

NASSAU COUNTY PROPERTY																
VALUATION SUMMARY																
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STANDARD																
Tax Group: 4 Tax Dist:																
BUILDING MARKET VALUE 310,375																
TOTAL MARKET OB/XF VALUE 63,241																
TOTAL LAND VALUE - MARKET 65,000																
TOTAL MARKET VALUE 438,616																
SOH/AGL Deduction 0																
ASSESSED VALUE 438,616																
TOTAL EXEMPTION VALUE HX HB 50,000																
BASE TAXABLE VALUE 388,616																
TOTAL JUST VALUE 438,616																
NCON VALUE 58,790																
INCOME VALUE																
PREVIOUS YEAR MKT VALUE 364,462																

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2309295	SCRN ENCLSR_ 700	10,000	07/20/2023
B2308205	POOL	20,000	06/27/2023
22009986	CO ISSUED	0	06/29/2022
21014582	NEW CONSTR	403,435	10/22/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2636/1531	4/28/2023	WD	Q	I	01	520,000	
GRANTOR: CARTER CALEB WREN & A							
GRANTEE: CRUZ ELVIN SR & CAR							
2575/1571	6/30/2022	WD	Q	I	01	455,800	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: CARTER CALEB WREN &							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2022] W9 D3 L3 FOP=[YR=2022] W17 S9 D3 R3 E14 N12\$ S12 W14 U3 L3 N9 W18 S53 FGR=[YR=2022] S23 E12 N2 E18 FOP=[YR=2022] S2 E9 N2 E11 N6 W12 N2 W7 S8 W1\$ E1 N21 W31\$ E31 S13 E7 S2 E12 N68 U3 L3 \$.																