

LOT 188
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

DULLS JACK BRISCO & KARI AMBER
75489 SUNBERRY DR
YULEE, FL 32097

2024

10-2N-26-2010-0188-0000



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 60
Interior Floo	14	CARPET 40
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
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	2,771	100	2,771	279,051
FGR	652	55	359	36,152
FOP	176	30	53	5,337
FOP	200	30	60	6,043
TOTALS	3,799		3,243	326,583

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	987.00	SF	5.20	5.20	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	60.00	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	3,243	106.5360	101.21	328,224	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2771 HX Base Yr 2022											
75489 SUNBERRY DR, YULEE											

TOTAL OB/XF 5,081											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	987.00	SF	5.20	5.20	100	2021

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 326,583											
TOTAL MARKET OB/XF VALUE 5,081											
TOTAL LAND VALUE - MARKET 65,000											
TOTAL MARKET VALUE 396,664											
SOH/AGL Deduction 86,736											
ASSESSED VALUE 309,928											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 259,928											
TOTAL JUST VALUE 396,664											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 381,946											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004826	CO ISSUED	0	12/17/2021
21004826	NEW CONSTR	472,671	06/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2524/0037	12/17/2021	WD	Q	I	01	494,000	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:DULLS JACK BRISCO &							
2447/1498	3/29/2021	SW	Q	V	05	912,500	
GRANTOR:THREE RIVERS DEVELOPE							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] U3 L3 W9 D3 L3 FOP=[YR=2021] W17 S9 D3 R3 E14 N12\$ S12 W14 U3 L3 N9 W18 S53 FGR=[YR=2021] S23 E11 N2 E19 FOP=[YR=2021] S2 E20 N8 W12 N2 W8 S8 \$ N21 W30\$ E30 S13 E8 S2 E12 N68\$.											