

LOT 189
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

COLLINS AVERY HOWARD & BROOKE SANDERS
75551 SUNBERRY DRIVE
YULEE, FL 32097

2024

10-2N-26-2010-0189-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

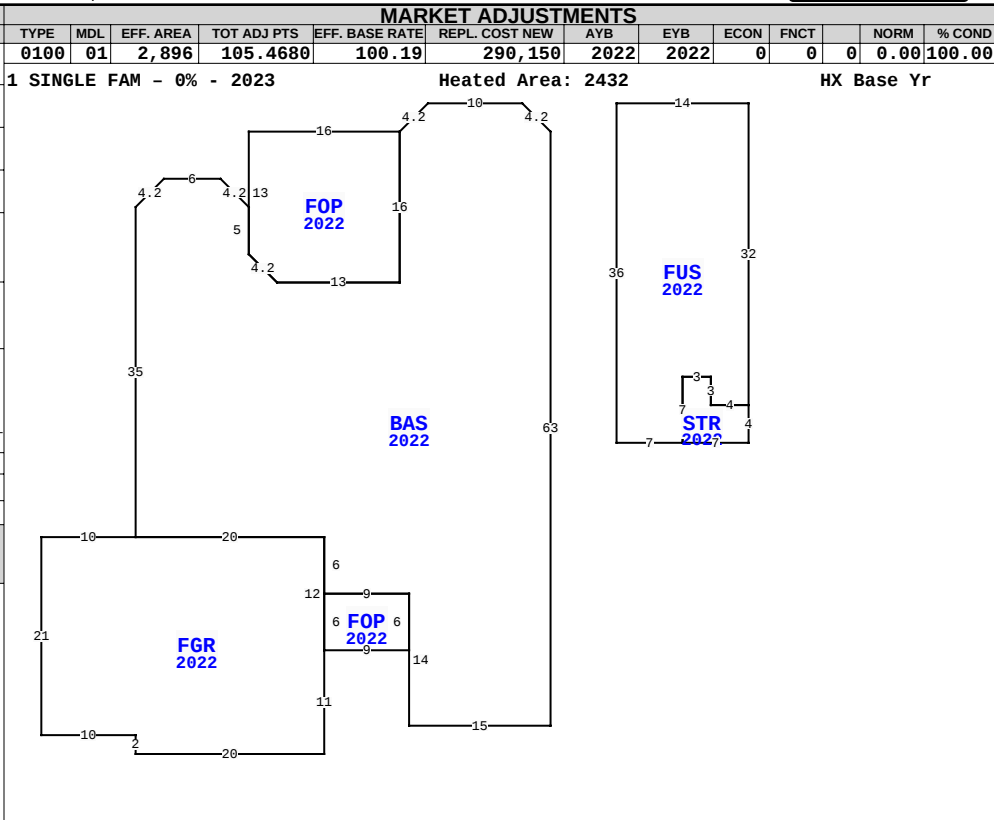
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		05
NEIGHBORHOOD/LOC	5020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	1,965	196,873
FGR	670	55	368	36,870
FOP	54	30	16	1,603
FOP	252	30	76	7,614
FUS	467	100	467	46,789
STR	37	10	4	401

TOTALS	3,445		2,896	290,150
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	912.00	SF	5.20	
2	0462	ST/AL FNC	0	0	150	750.00	SF	10.00	
3	0463	FENCE GATE	0	0	0	2.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	60.00	120.00	1.00



75551 SUNBERRY DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								290,150	
TOTAL MARKET OB/XF VALUE								12,686	
TOTAL LAND VALUE - MARKET								65,000	
TOTAL MARKET VALUE								367,836	
SOH/AGL Deduction								0	
ASSESSED VALUE								367,836	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								367,836	
TOTAL JUST VALUE								367,836	
NCON VALUE								0	
INCOME VALUE								0	
PREVIOUS YEAR MKT VALUE								353,483	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008899	CO ISSUED	0	06/10/2022
21004218	NEW CONSTR	426,347	06/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2570/1094	6/10/2022	WD	Q	I	01	380,400	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:COLLINS AVERY HOWAR							
2447/1498	3/29/2021	SW	Q	V	05	912,500	
GRANTOR:THREE RIVERS DEVELOPE							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2022] W10 D3 L3 FOP=[YR=2022] W16 S13 D3 R3 E13 N16\$ S16 W13 U3 L3 N5 U3 L3 W6 D3 L3 S35 FGR=[YR=2022] W10 S21 E10 S2 E20 N11 FOP=[YR=2022] E9 N6 W9 S6\$ N12 W20\$ E20 S6 E9 S14 E15 N63 U3 L3 \$ PTR= E10 FUS=[YR=2022] E14 S32 STR=[YR=2022] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W10 \$.									

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1	000135	C	SFR CNSVTN	0		PUD	60.00	120.00	1.00