

LOT 198
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

VEGA HEATHER B
75482 SUNBERRY DRIVE
YULEE, FL 32097

2024

10-2N-26-2010-0198-0000



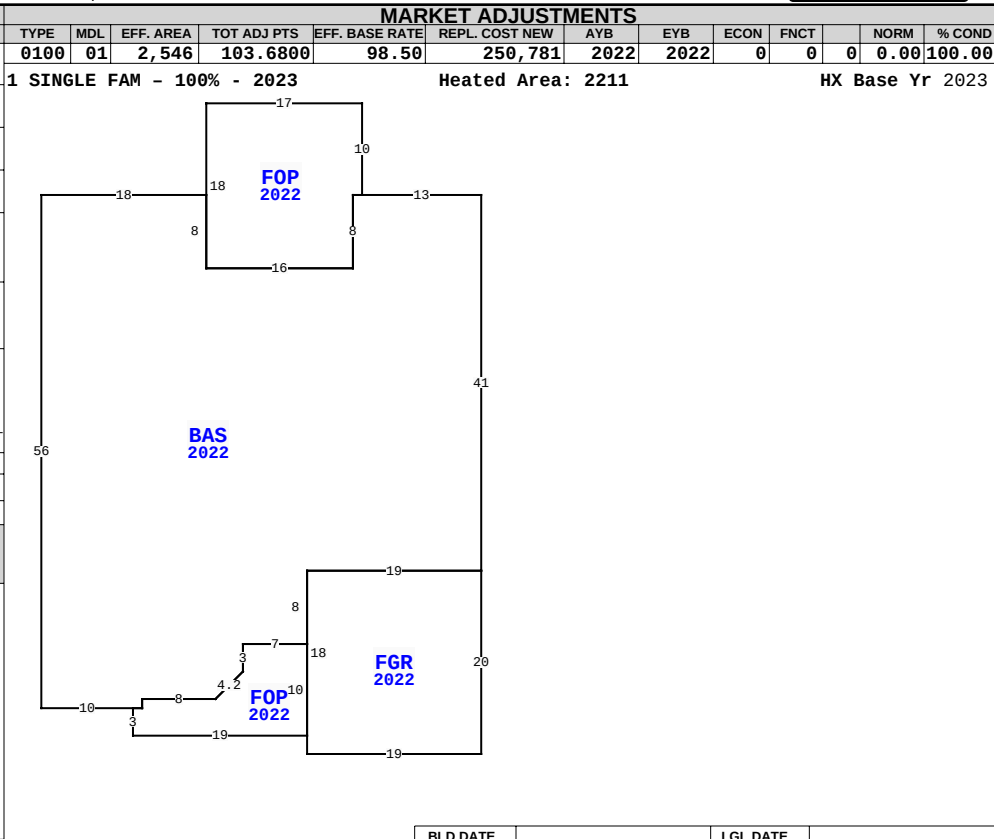
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,211	100	2,211	217,784
FGR	380	55	209	20,587
FOP	122	30	37	3,645
FOP	298	30	89	8,767
TOTALS	3,011		2,546	250,781

EXTRA FEATURES													
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
1	0811	CONCRETE B	0 100	0	0	563.00	SF	5.20	5.20	100	2022	2022	3 100

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



75482 SUNBERRY DR, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									PAGE 1 of 1 4
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					250,781				
TOTAL MARKET OB/XF VALUE					2,928				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					318,789				
SOH/AGL Deduction					45,420				
ASSESSED VALUE					273,289				
TOTAL EXEMPTION VALUE					HX HB WX 55,000				
BASE TAXABLE VALUE					218,289				
TOTAL JUST VALUE					318,789				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					306,157				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2200554	CO ISSUED	0	09/08/2022
22000554	NEW CONSTR	363,138	01/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/0618	9/14/2022	WD	Q	I	01	456,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: VEGA HEATHER BENNET						
2462/1994	5/19/2021	SW	Q	V	05	1,008,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2022] W13 FOP=[YR=2022] N10 W17 S18 E16 N8 E1\$ W1 S8 W16 N8 W18 S56 E10 FOP=[YR=2022] S3 E19 FGR=[YR=2022] S2 E19 N20 W19 S18\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41 \$.													