LOT 201
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

**RODRIGUEZ JOE ANTHONY & SUSAN**
75464 SUNBERRY DRIVE
YULEE, FL 32097

**2024**

**10-2N-26-2010-0201-0000**

## BUILDING CHARACTERISTICS

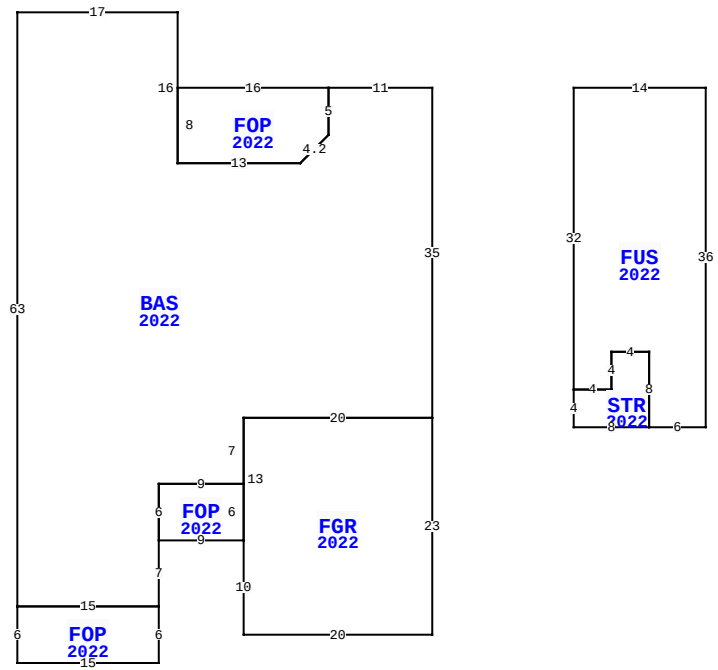
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 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 | 1,916 | 100 | 1,916 | 209,342 |
| FGR | 460 | 55 | 253 | 27,643 |
| FOP | 54 | 30 | 16 | 1,748 |
| FOP | 90 | 30 | 27 | 2,950 |
| FOP | 124 | 30 | 37 | 4,043 |
| FUS | 456 | 100 | 456 | 49,823 |
| STR | 48 | 10 | 5 | 546 |
| TOTALS | 3,148 | | 2,710 | 296,095 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,710 | 115.0080 | 109.26 | 296,095 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2372 HX Base Yr 2023




75464 SUNBERRY DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 296,095 |
| TOTAL MARKET OB/XF VALUE | | 3,151 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 364,246 |
| SOH/AGL Deduction | | 206,499 |
| ASSESSED VALUE | | 157,747 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 102,747 |
| TOTAL JUST VALUE | | 364,246 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 349,422 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2200556 | CO ISSUED | 0 | 08/18/2022 |
| 22000556 | NEW CONSTR | 385,421 | 01/10/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2589/0294 | 8/26/2022 | WD | Q | I | 01 | 400,200 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: RODRIGUEZ JOE ANTHO | | | | | | |
| 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] W11 FOP=[YR=2022] W16 S8 E13 U3 R3 N5$ S5 D3 L3 W13 N16 W17 S63 FOP=[YR=2022] S6 E15 N6 W15$ E15 N7 FOP=[YR=2022] E9 FGR=[YR=2022] S10 E20 N23 W20 S13$ N6 W9 S6$ N6 E9 N7 E20 N35$ PTR= E15 FUS=[YR=2022] E14 S36 W6 STR=[YR=2022] W8 N4 E4 N4 E4 S8$ N8 W4 S4 W4 N32$ W15$.

## EXTRA FEATURES

| LN | 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 | 606.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 100 | 3,151 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,151

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | 65,000 | | | | | | | |

REVIEW DATE 10/04/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS