LOT 99
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

LAMB JACOB/LABONNE LAUREN A
75627 SUNBERRY DR
YULEE, FL 32097

2025

10-2N-26-2010-0099-0000

BUILDING CHARACTERISTICS

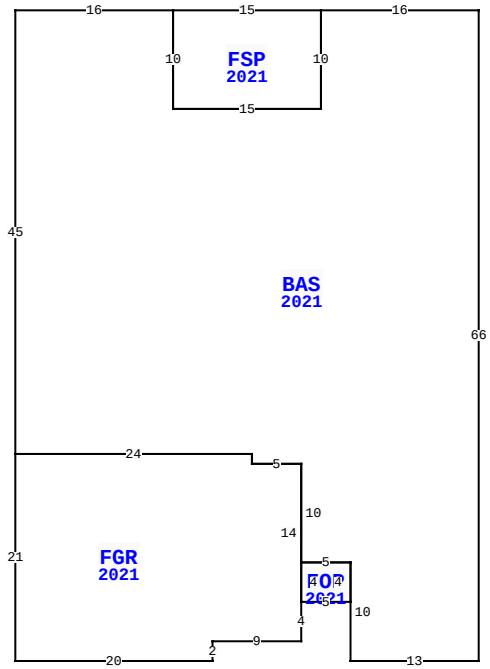
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,298	100	2021	2,298	263,133
FGR	586	55	2021	322	36,871
FOP	20	30	2021	6	687
FSP	150	40	2021	60	6,870
TOTALS	3,054			2,686	307,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,686	115.7184	115.72	310,824	2021	2021	0	0	0	1.05	98.95

1 SINGLE FAM – 100% - 2023 Heated Area: 2298 HX Base Yr 2023



75627 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		307,560
TOTAL MARKET OB/XF VALUE		17,320
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		389,880
SOH/AGL Deduction		19,007
ASSESSED VALUE		370,873
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		320,151
TOTAL JUST VALUE		389,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010773	CO ISSUED	0	04/20/2021
21010773	NEW CONSTR	310,459	11/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1670	7/13/2022	WD	Q	I	01	513,000
GRANTOR: HOWARD KEITH EDMOND &						
GRANTEE: LAMB JACOB & LAUREN						
2465/0682	5/25/2021	SW	Q	I	01	380,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: HOWARD KEITH EDMOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FSP=[YR=2021] W15 S10 E15 N10$ S10 W15 N10 W16 S45 FGR=[YR=2021] S21 E20 N2 E9 N4 FOP=[YR=2021] E5 N4 W5 S4$ N14 W5 N1 W24$ E24 S1 E5 S10 E5 S10 E13 N66$.

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	0855	CONC PAVER	0	100	0	0	767.00	SF	10.00	10.00	100	2021	2021	3	99	7,593	
2	0462	ST/AL FNC	0	100	0	0	984.00	SF	10.00	10.00	100	2021	2021	3	93	9,151	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 17,320

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	000134	C	RES POND	100		PUD	55.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 08/09/2021 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS