LOT 100
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

GARRY MARGARET L
75635 SUNBERRY DR
YULEE, FL 32097

2025

10-2N-26-2010-0100-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 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		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

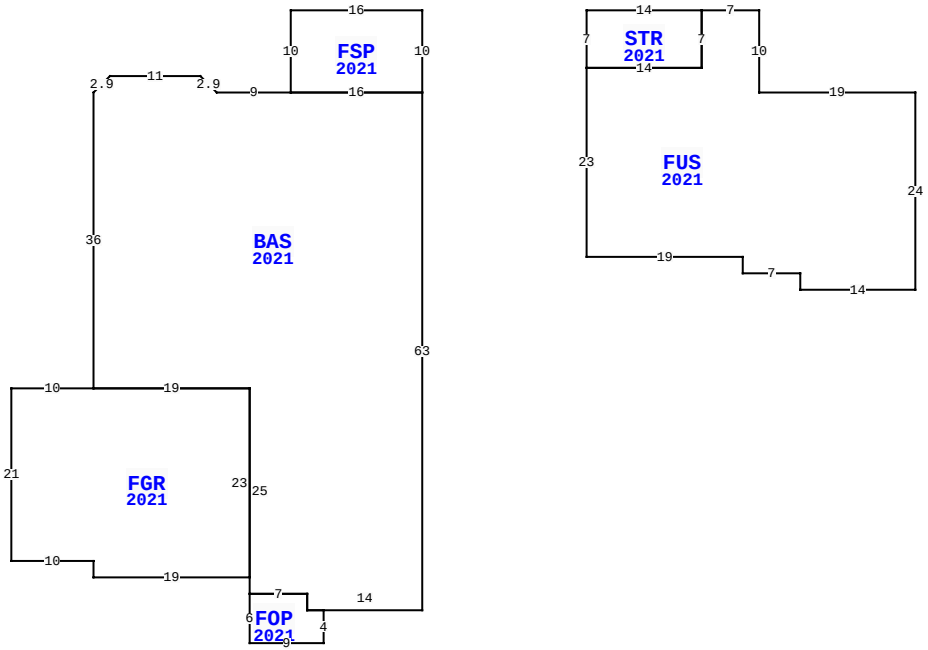
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,019	100	2021	2,019	235,180
FGR	647	55	2021	356	41,468
FOP	50	30	2021	15	1,747
FSP	160	40	2021	64	7,455
FUS	982	100	2021	982	114,387
STR	98	10	2021	10	1,165
TOTALS	3,956			3,446	401,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,446	117.6588	117.66	405,456	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 3001 HX Base Yr 2022



75635 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		401,401
TOTAL MARKET OB/XF VALUE		9,930
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		476,331
SOH/AGL Deduction		83,193
ASSESSED VALUE		393,138
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		342,416
TOTAL JUST VALUE		476,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011910	CO ISSUED	0	08/20/2021
20011910	NEW CONSTR	405,085	12/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2491/0753	8/26/2021	SW	Q	I	01	419,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: GARRY MARGARET L						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W16 S10 BAS=[YR=2021] W9 U2 L2 W11 D2 L2 S36
FGR=[YR=2021] W10 S21 E10 S2 E19 N23 W19$ E19 S25
FOP=[YR=2021] S6 E9 N4 W2 N2 W7$ E7 S2 E14 N63 W16$ E16 N10$
PTR=E20 STR=[YR=2021] E14 FUS=[YR=2021] E7 S10 E19 S24 W14 N2
W7 N2 W19 N23 E14 N7$ S7 W14 N7$ W20$.

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	1,003.00	SF	10.00	10.00	100	2021	2021	3	99	9,930	

LAND DESCRIPTION

TOTAL OB/XF 9,930

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	65.00	115.00	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