LOT 101
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

JOHNSTON ANTOINETTE C
75643 SUNBERRY DR
YULEE, FL 32097

2025

10-2N-26-2010-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

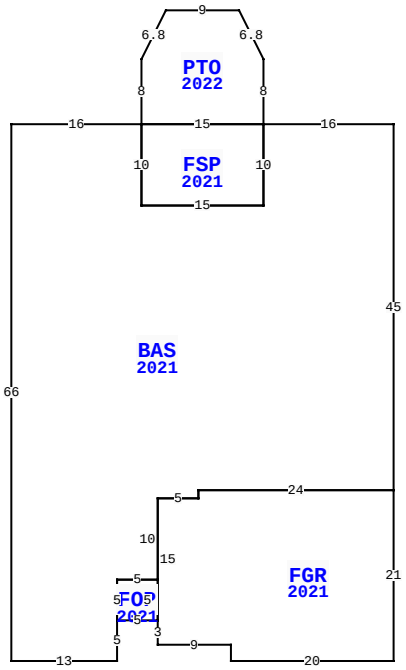
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	274,496
FGR	586	55	2021	322	38,463
FOP	25	30	2021	8	955
FSP	150	40	2021	60	7,167
PTO	192	5	2022	10	1,195
TOTALS	3,251			2,698	322,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,698	120.0528	120.05	323,895	2022	2022	0	0	0	0.50	99.50

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



75643 SUNBERRY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,276
TOTAL MARKET OB/XF VALUE		6,098
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		393,374
SOH/AGL Deduction		22,878
ASSESSED VALUE		370,496
TOTAL EXEMPTION VALUE	95	370,496
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		393,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006375	CO ISSUED	0	01/25/2022
21006375	NEW CONSTR	330,894	05/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/0635	1/27/2022	SW	Q	I	01	391,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: JOHNSTON ANTOINETTE						
2394/1755	9/23/2020	SW	Q	V	05	2,397,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 PTO=[YR=2022] N8 U6 L3 W9 D6 L3 S8 E15$ FSP=[YR=2021] W15 S10 E15 N10$ S10 W15 N10 W16 S66 E13 N5 FOP=[YR=2021] E5 FGR=[YR=2021] S3 E9 S2 E20 N21 W24 S1 W5 S15$ N5 W5 S5$ N5 E5 N10 E5 N1 E24 N45$.

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	616.00	SF	10.00	10.00	100	2021	2021	3	99	6,098	

LAND DESCRIPTION

TOTAL OB/XF 6,098

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	60.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/15/2021 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS