LOT 106
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

JACKSON DENNIS JEROME
75683 SUNBERRY DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0106-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

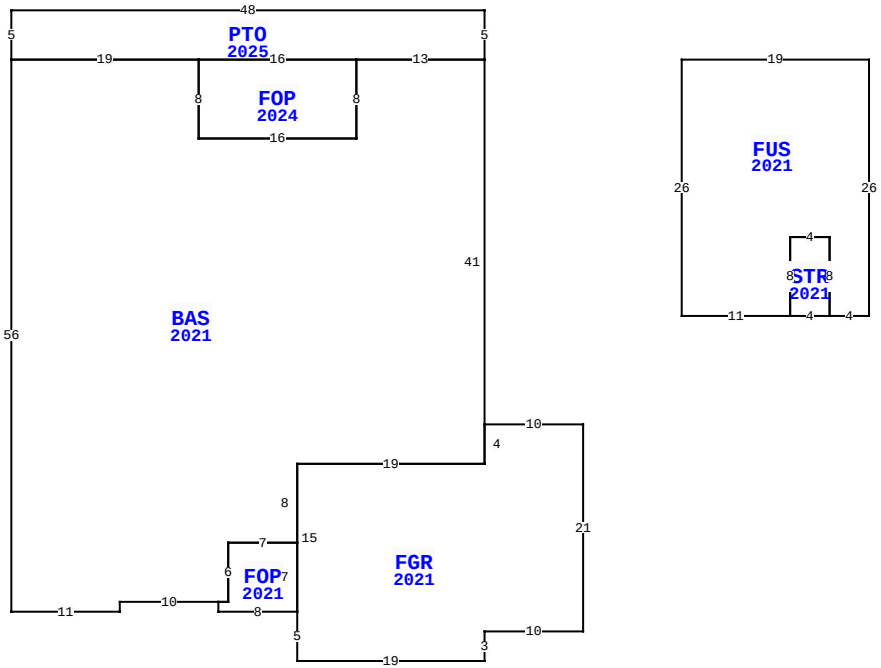
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2021	2,215	248,889
FGR	590	55	2021	324	36,406
FOP	50	30	2021	15	1,686
FOP	128	30	2024	38	4,270
FUS	462	100	2021	462	51,913
PTO	240	5	2025	12	1,348
STR	32	10	2021	3	338
TOTALS	3,717			3,069	344,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,069	113.5050	113.50	348,332	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2677 HX Base Yr 2024



75683 SUNBERRY DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		344,849
TOTAL MARKET OB/XF VALUE		12,576
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		422,425
SOH/AGL Deduction		19,980
ASSESSED VALUE		402,445
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		346,723
TOTAL JUST VALUE		422,425
NCON VALUE		4,088
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005329	BUILD 5X42 SCREEN	11,200	05/02/2024
20009690	CO ISSUED	0	03/22/2021
20009690	NEW CONSTR	361,496	10/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/888	5/01/2025	QC	U	I	11	100
GRANTOR: JACKSON BRANDY LYN						
GRANTEE: JACKSON DENNIS JERO						
2655/1357	7/12/2023	WD	Q	I	02	555,000
GRANTOR: JOHNSON STEVEN E JR &						
GRANTEE: JACKSON DENNIS JERO						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,022.00	SF	4.00	4.00	100	2021	2021	3	99	4,047	
2	0462	ST/AL FNC	0	100	0	0	177.00	SF	10.00	10.00	100	2024	2023		98	1,735	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	
5	0911	SCRN RM A	0	100	48	5	240.00	SF	17.50	17.50	100	2025	2024		100	4,200	

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W13 S8 W16 N8 W19 S56 E11 N1 E10 E1 N6 E7 N8 E19 N41 $
FGR=[YR=2021;ORIG=-19,56] S5 E19 N3 E10 N21 W10 S4 W19 S15 $
FUS=[YR=2021;ORIG=20,0] E19 S26 W4 N8 W4 S8 W11 N26 $
FOP=[YR=2024;ORIG=-29,0] E16 S8 W16 N8 $
FOP=[YR=2021;ORIG=-27,55] S1 E8 N7 W7 S6 W1 $
STR=[YR=2021;ORIG=35,26] W4 N8 E4 S8 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2025;ORIG=-48,0] E19 E16 E13 N5 W48 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,576

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	82.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 10/15/2024 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS