LOT 162
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

ROSEPILER RONALD CORY & PATTI LYNN
75405 SUNBERRY DR
YULEE, FL 32097

2025

10-2N-26-2010-0162-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

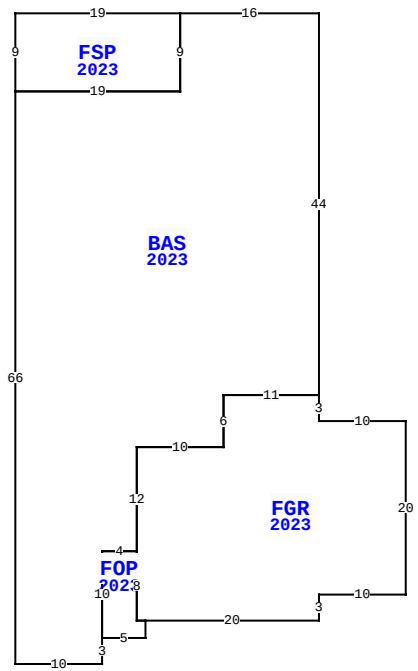
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100	2023	1,811	204,987
FGR	686	55	2023	377	42,673
FOP	42	30	2023	13	1,471
FSP	171	40	2023	68	7,697
TOTALS	2,710			2,269	256,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,269	113.1900	113.19	256,828	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1811 HX Base Yr 2024



75405 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		256,828
TOTAL MARKET OB/XF VALUE		4,188
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		326,016
SOH/AGL Deduction		78,147
ASSESSED VALUE		247,869
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,147
TOTAL JUST VALUE		326,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2206791	CO		08/18/2023
22006791	NEW CONSTR	317,005	05/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/1029	8/17/2023	SW	Q	I	01	377,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ROSEPILER RONALD CO						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=61,-15] W16 S9 W19 S66 E10 N3 N10 E4 N12 E10 N6 E11 N44 $
FGR=[YR=2023;ORIG=40,35] E10 N6 E11 S3 E10 S20 W10 S3 W20 W1 N8 N12 $
FSP=[YR=2023;ORIG=45,-6] W19 N9 E19 S9 $
FOP=[YR=2023;ORIG=40,47] W4 S10 E5 N2 W1 N8 $
.

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	1,047.00	SF	4.00	4.00	100	2024	2023		100	4,188	

LAND DESCRIPTION

TOTAL OB/XF 4,188

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	000100	C	RES	100		PUD	64.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 09/19/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS