

LOT 166
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

WILSON DOVIE ANN
75429 SUNBERRY DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0166-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

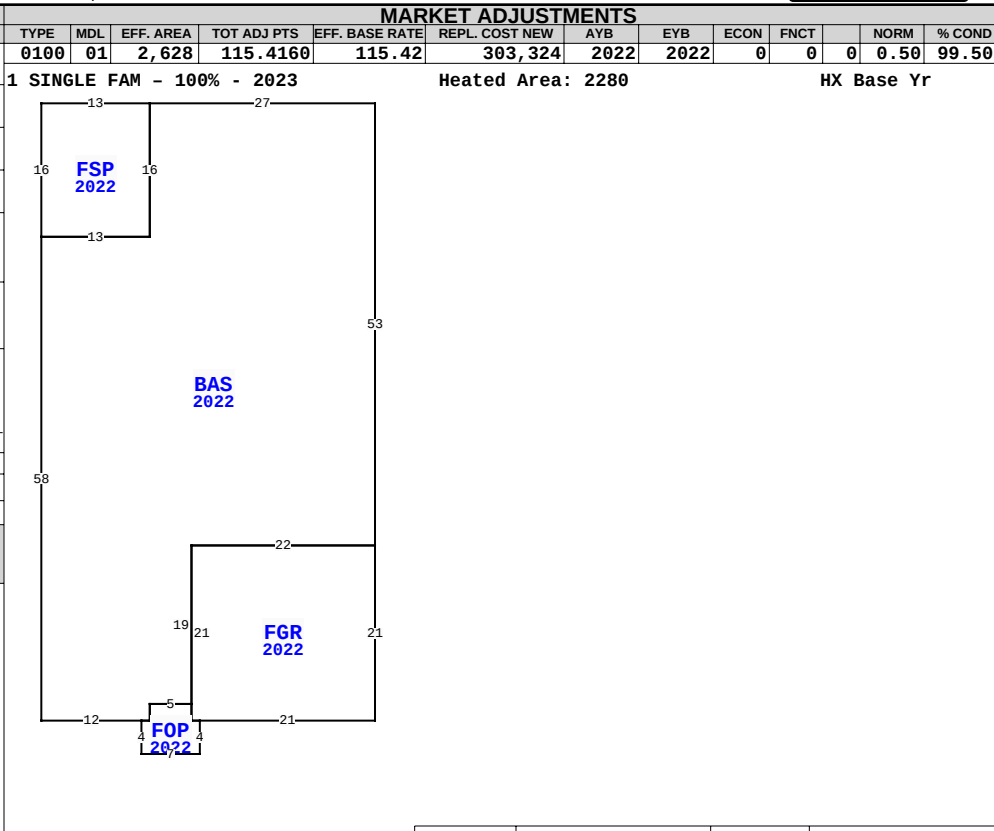
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2022	2,280	261,842
FGR	462	55	2022	254	29,170
FOP	38	30	2022	11	1,264
FSP	208	40	2022	83	9,532

TOTALS	2,988			2,628	301,807
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	587.00	SF	10.00
2	0462	ST/AL FNC	0	100	96	0	384.00	SF	10.00
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
4	0855	CONC PAVER	0	100	0	0	250.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	50.00	120.00	1.00



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2022	2022	3	99	5,811	
100	2024	2023		98	3,763	
100	2024	2023		99	297	
100	2024	2023	100		2,500	

TOTAL OB/XF									
12,371									

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,628	115.4160	115.42	303,324	2022	2022	0	0	0.50	99.50

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,807
TOTAL MARKET OB/XF VALUE		12,371
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		379,178
SOH/AGL Deduction		20,927
ASSESSED VALUE		358,251
TOTAL EXEMPTION VALUE	13	358,251
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		379,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008036	CO ISSUED	0	10/26/2022
21008036	NEW CONSTR	328,756	09/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2599/0021	10/26/2022	SW	Q	I	01
GRANTOR: LENNAR HOMES LLC					
GRANTEE: WILSON DOVIE ANN					
2447/1450	3/29/2021	SW	Q	V	05
GRANTOR: THREE RIVERS DEVELOPE					
GRANTEE: LENNAR HOMES LLC					

BUILDING NOTES

BUILDING DIMENSIONS									
BAS=[YR=2022] W27 FSP=[YR=2022] W13 S16 E13 N16\$ S16 W13 S58 E12 FOP=[YR=2022] S4 E7 N4 FGR=[YR=2022] E21 N21 W22 S21 E1\$ W1 N2 W5 S2 W1 \$ E1 N2 E5 N19 E22 N53\$.									