LOT 169
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

FIELDS CHRISTOPHER & DANIELLE DENISE
75443 SUNBERRY DR
YULEE, FL 32097

2025

10-2N-26-2010-0169-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

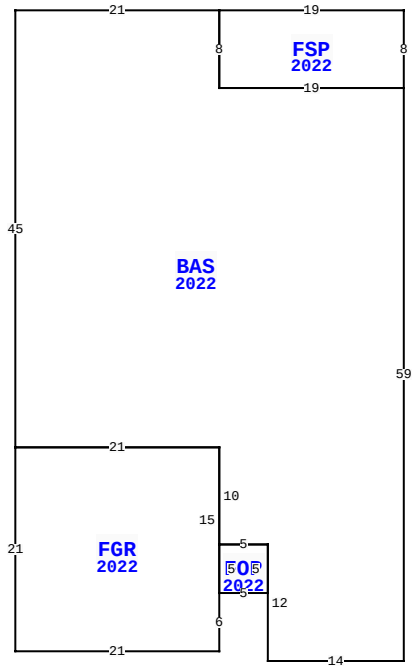
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2022	2,006	241,332
FGR	441	55	2022	243	29,234
FOP	25	30	2022	8	962
FSP	152	40	2022	61	7,339
TOTALS	2,624			2,318	278,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,318	120.9075	120.91	280,269	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2006 HX Base Yr 2023



75443 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		278,868
TOTAL MARKET OB/XF VALUE		6,277
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		350,145
SOH/AGL Deduction		19,225
ASSESSED VALUE		330,920
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,198
TOTAL JUST VALUE		350,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107317	CO ISSUED	0	08/19/2022
21007317	NEW CONSTR	291,045	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/0408	8/26/2022	SW	Q	I	01	355,200
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FIELD CHRISTOPHER M						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W19 BAS=[YR=2022] W21 S45 FGR=[YR=2022] S21 E21 N6 FOP=[YR=2022] E5 N5 W5 S5$ N15 W21$ E21 S10 E5 S12 E14 N59 W19 N8$ S8 E19 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	0855	CONC PAVER	0	100	0	0	634.00	SF	10.00	10.00	100	2022	2022	3	99	6,277	

LAND DESCRIPTION

TOTAL OB/XF 6,277

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	67.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 09/21/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS