LOT 184
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

TURLEY ANTHONY QUINN
75463 SUNBERRY DR
YULEE, FL 32097

2025

10-2N-26-2010-0184-0000

BUILDING CHARACTERISTICS

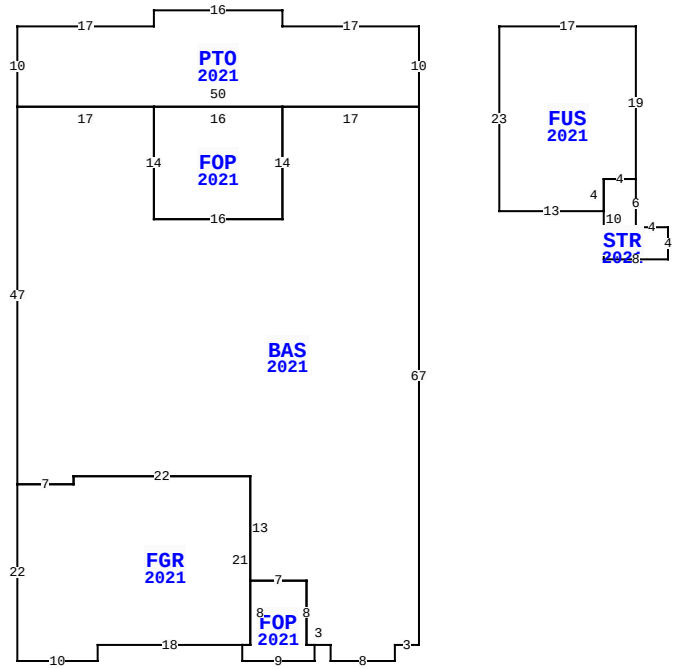
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,484	100	2021	2,484	275,081
FGR	622	55	2021	342	37,873
FOP	74	30	2021	22	2,436
FOP	224	30	2021	67	7,420
FUS	375	100	2021	375	41,529
PTO	532	5	2021	27	2,990
STR	56	10	2021	6	664
TOTALS	4,367			3,323	367,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,323	111.8628	111.86	371,711	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2859 HX Base Yr



75463 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		367,994
TOTAL MARKET OB/XF VALUE		4,160
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		437,154
SOH/AGL Deduction		25,174
ASSESSED VALUE		411,980
TOTAL EXEMPTION VALUE	13	411,980
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		437,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2106579	CO ISSUED	0	11/18/2021
2104692	NEW CONSTR	415,550	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0223	11/23/2021	WD	Q	I	02	480,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TURLEY ANTHONY QUIN						
2454/0526	4/19/2021	SW	Q	V	05	1,152,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W17 N2 W16 S2 W17 S10 BAS=[YR=2021] S47 FGR=[YR=2021] S22 E10 N2 E18 FOP=[YR=2021] S2 E9 N2 W1 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E3 S2 E8 N2 E3 N67 W17 FOP=[YR=2021] W16 S14 E16 N14$ S14 W16 N14 W17$ E50 N10$ PTR=E10 FUS=[YR=2021] E17 S19 STR=[YR=2021] S6 E4 S4 W8 N10 E4$ W4 S4 W13 N23$ W10$.

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	0811	CONCRETE B	0	100	0	0	808.00	SF	5.20	5.20	100	2021	2021	3	99	4,160	

LAND DESCRIPTION

TOTAL OB/XF 4,160

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	000135	C	RES NATURAL	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 01/05/2022 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS