LOT 185
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CRUZ ELVIN SR & CARMEN MARIE
75469 SUNBERRY DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0185-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

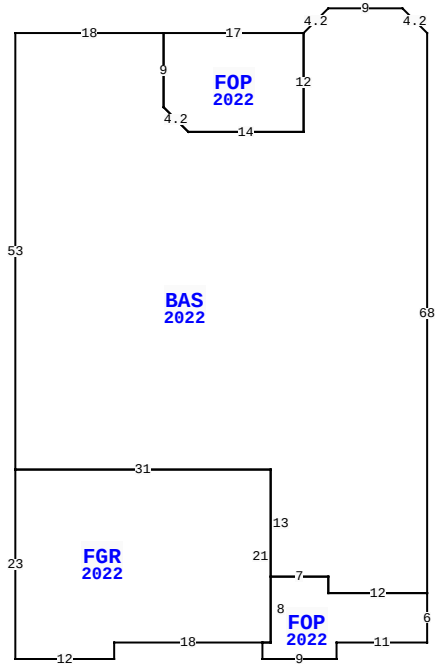
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,758	100	2022	2,758	291,179
FGR	675	55	2022	371	39,168
FOP	146	30	2022	44	4,645
FOP	200	30	2022	60	6,335
TOTALS	3,779			3,233	341,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,233	106.1634	106.16	343,215	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2024 Heated Area: 2758 HX Base Yr 2024



75469 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		341,327
TOTAL MARKET OB/XF VALUE		61,948
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		468,275
SOH/AGL Deduction		16,939
ASSESSED VALUE		451,336
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		400,614
TOTAL JUST VALUE		468,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2309295	SCRN ENCLSR_ 700	10,000	07/20/2023
B2308205	POOL	20,000	06/27/2023
22009986	CO ISSUED	0	06/29/2022
21014582	NEW CONSTR	403,435	10/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/1531	4/28/2023	WD	Q	I	01	520,000
GRANTOR: CARTER CALEB WREN & A						
GRANTEE: CRUZ ELVIN SR & CAR						
2575/1571	6/30/2022	WD	Q	I	01	455,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CARTER CALEB WREN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W9 D3 L3 FOP=[YR=2022] W17 S9 D3 R3 E14 N12$ S12 W14 U3 L3 N9 W18 S53 FGR=[YR=2022] S23 E12 N2 E18 FOP=[YR=2022] S2 E9 N2 E11 N6 W12 N2 W7 S8 W1$ E1 N21 W31$ E31 S13 E7 S2 E12 N68 U3 L3 $.

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	856.00	SF	5.20	5.20	100	2022	2022	3	99	4,407	
2	0861	POOL GUNIT	1	100	0	0	392.00	SF	85.00	85.00	100	2024	2023		98	32,654	
3	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
4	0855	CONC PAVER	1	100	0	0	604.00	SF	10.00	10.00	100	2024	2023		100	6,040	
5	0911	SCRN RM A	1	100	0	0	996.00	SF	17.50	17.50	100	2024	2023		97	16,907	

LAND DESCRIPTION

TOTAL OB/XF 61,948

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 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