LOT 186
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

GALLAGHER MARK/TILIAKOS-TURNER ANDREA
75475 SUNBERRY DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0186-0000

BUILDING CHARACTERISTICS

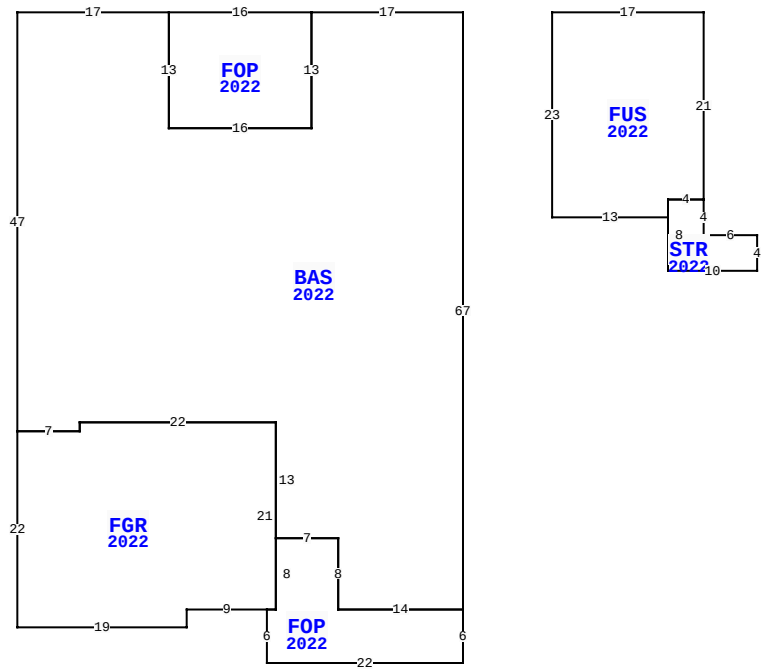
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2022	2,484	269,797
FGR	640	55	2022	352	38,232
FOP	188	30	2022	56	6,082
FOP	208	30	2022	62	6,734
FUS	383	100	2022	383	41,599
STR	56	10	2022	6	652
TOTALS	3,959			3,343	363,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,343	109.1580	109.16	364,922	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2867 HX Base Yr 2024



75475 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		363,097
TOTAL MARKET OB/XF VALUE		4,587
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		432,684
SOH/AGL Deduction		21,302
ASSESSED VALUE		411,382
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		360,660
TOTAL JUST VALUE		432,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004969	CO ISSUED	0	03/31/2022
21004186	NEW CONSTR	416,802	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/1629	12/20/2023	WD	Q	I	01	510,000
GRANTOR: ROBST JULIA MARIE & B						
GRANTEE: GALLAGHER MARK						
2554/0533	3/29/2022	WD	Q	I	02	481,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROBST JULIA MARIE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W16 S13 E16 N13$ S13 W16 N13 W17 S47 FGR=[YR=2022] S22 E19 N2 E9 FOP=[YR=2022] S6 E22 N6 W14 N8 W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$ PTR= E10 FUS=[YR=2022] E17 S21 STR=[YR=2022] S4 E6 S4 W10 N8 E4$ W4 S2 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	891.00	SF	5.20	5.20	100	2022	2022	3	99	4,587	

LAND DESCRIPTION

TOTAL OB/XF 4,587

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 03/30/2022 BY HS Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS