LOT 188
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

DULLS JACK BRISCO & KARI AMBER
75489 SUNBERRY DR
YULEE, FL 32097

2025

10-2N-26-2010-0188-0000

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

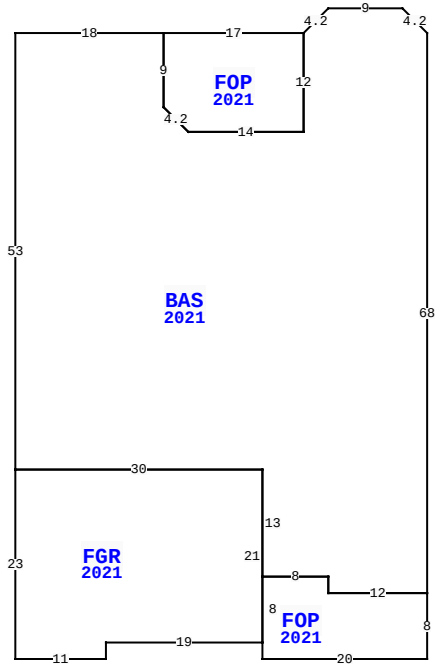
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,771	100	2021	2,771	306,864
FGR	652	55	2021	359	39,756
FOP	176	30	2021	53	5,870
FOP	200	30	2021	60	6,645
TOTALS	3,799			3,243	359,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,243	111.8628	111.86	362,762	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2771 HX Base Yr 2022



75489 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		359,134
TOTAL MARKET OB/XF VALUE		5,081
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		429,215
SOH/AGL Deduction		110,299
ASSESSED VALUE		318,916
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,194
TOTAL JUST VALUE		429,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004826	CO ISSUED	0	12/17/2021
21004826	NEW CONSTR	472,671	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/0037	12/17/2021	WD	Q	I	01	494,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DULLS JACK BRISCO &						
2447/1498	3/29/2021	SW	Q	V	05	912,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] U3 L3 W9 D3 L3 FOP=[YR=2021] W17 S9 D3 R3 E14 N12$ S12 W14 U3 L3 N9 W18 S53 FGR=[YR=2021] S23 E11 N2 E19 FOP=[YR=2021] S2 E20 N8 W12 N2 W8 S8 $ N21 W30$ E30 S13 E8 S2 E12 N68$.

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	987.00	SF	5.20	5.20	100	2021	2021	3	99	5,081	

LAND DESCRIPTION

TOTAL OB/XF 5,081

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