LOT 190
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

**HOBBS EDWARD MCCLENETH III**
75555 SUNBERRY DR
YULEE, FL 32097

**2025**

**10-2N-26-2010-0190-0000**

## BUILDING CHARACTERISTICS

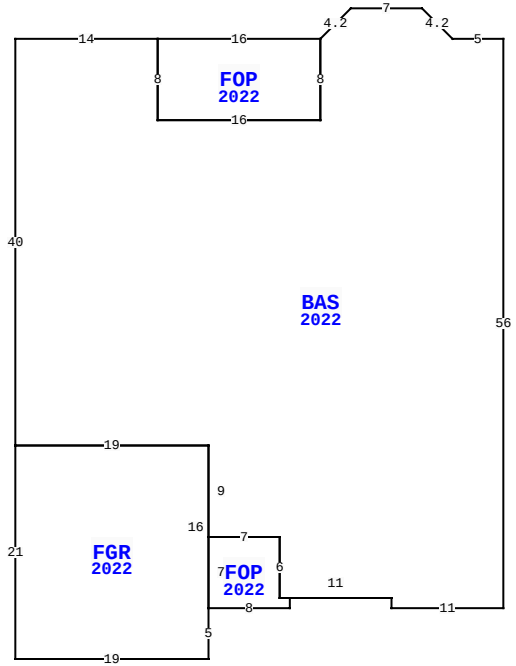
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 | 2,226 | 100 | 2022 | 2,226 | 241,110 |
| FGR | 399 | 55 | 2022 | 219 | 23,721 |
| FOP | 50 | 30 | 2022 | 15 | 1,625 |
| FOP | 128 | 30 | 2022 | 38 | 4,116 |
| TOTALS | 2,803 | | | 2,498 | 270,572 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,498 | 108.8640 | 108.86 | 271,932 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM – 0% - 2023 Heated Area: 2226 HX Base Yr




75555 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 | 270,572 |
| TOTAL MARKET OB/XF VALUE | 2,566 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 338,138 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 338,138 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 338,138 |
| TOTAL JUST VALUE | 338,138 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 313,645 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21004634 | CO ISSUED | 0 | 02/11/2022 |
| 21004771 | NEW CONSTR | 317,326 | 06/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2541/0339 | 2/11/2022 | WD | Q | I | 01 | 321,600 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: HOBBS EDWARD MCCLEN | | | | | | |
| 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=2022] W5 U3 L3 W7 D3 L3 FOP=[YR=2022] W16 S8 E16 N8$ S8 W16 N8 W14 S40 FGR=[YR=2022] S21 E19 N5 FOP=[YR=2022] E8 N1 W1 N6 W7 S7$ N16 W19$ E19 S9 E7 S6 E11 S1 E11 N56$.

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 648.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 99 | 2,566 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,566

| 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 | 0 | | 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