LOT 191
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

REGAN JON M &/CARTER ERIN A
75580 SUNBERRY DR
YULEE, FL 32097

2025

10-2N-26-2010-0191-0000

BUILDING CHARACTERISTICS

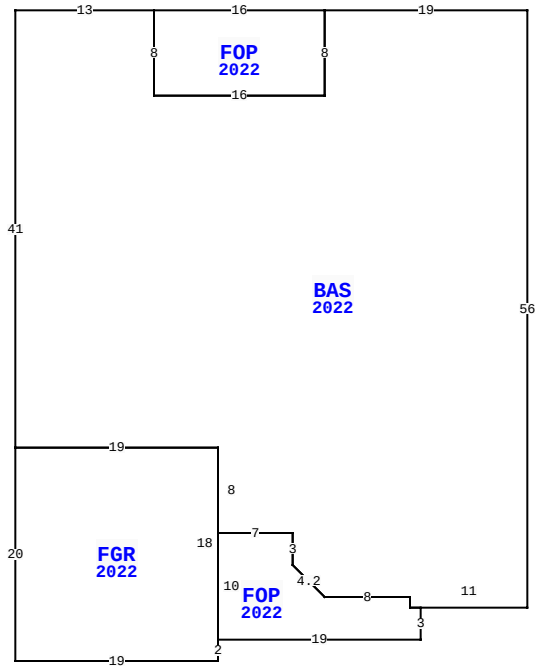
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,211	100	2022	2,211	239,486
FGR	380	55	2022	209	22,638
FOP	122	30	2022	37	4,008
FOP	128	30	2022	38	4,116
TOTALS	2,841			2,495	270,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,495	108.8640	108.86	271,606	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2211 HX Base Yr 2023



75580 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		270,248
TOTAL MARKET OB/XF VALUE		3,079
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		338,327
SOH/AGL Deduction		18,705
ASSESSED VALUE		319,622
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,900
TOTAL JUST VALUE		338,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004861	CO ISSUED	0	02/24/2022
21004634	NEW CONSTR	314,996	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/0519	2/28/2022	WD	Q	I	01	388,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: REGAN JON M & ERIN						
2454/0526	4/19/2021	SW	Q	V	05	1,152,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	598.00	SF	5.20	5.20	100	2022	2022	3	99	3,079	

BUILDING DIMENSIONS

BAS=[YR=2022] W19 FOP=[YR=2022] W16 S8 E16 N8$ S8 W16 N8 W13 S41 FGR=[YR=2022] S20 E19 N2 FOP=[YR=2022] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10$ N18 W19$ E19 S8 E7 S3 D3 R3 E8 S1 E11 N56$.

LAND DESCRIPTION

TOTAL OB/XF 3,079

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	000100	C	RES	100		PUD	70.00	119.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 09/26/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS