LOT 197
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

PATEL TEJAS B
75488 SUNBERRY DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0197-0000

BUILDING CHARACTERISTICS

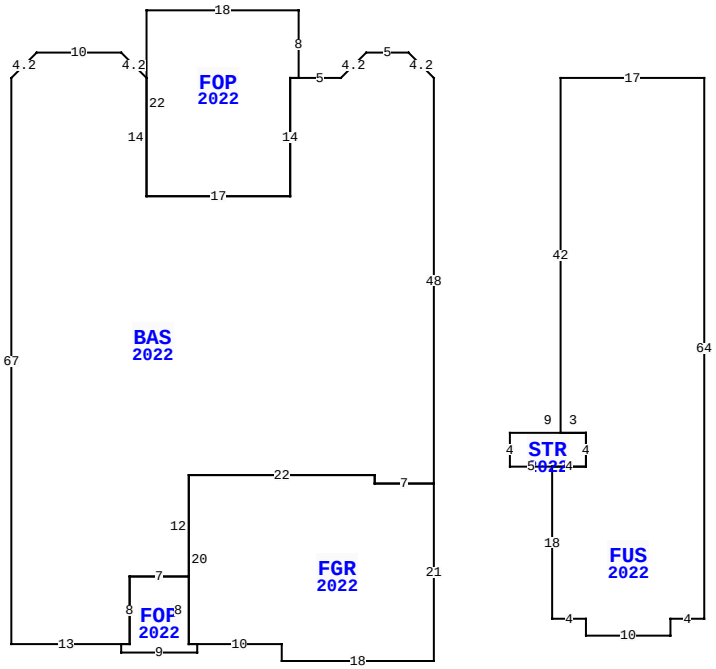
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,546	100	2022	2,546	310,858
FGR	609	55	2022	335	40,902
FOP	65	30	2022	20	2,442
FOP	382	30	2022	115	14,041
FUS	1,114	100	2022	1,114	136,016
STR	36	10	2022	4	489
TOTALS	4,752			4,134	504,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,134	122.7072	122.71	507,283	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 3660 HX Base Yr



75488 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	504,747
TOTAL MARKET OB/XF VALUE	3,475
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	573,222
SOH/AGL Deduction	0
ASSESSED VALUE	573,222
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	573,222
TOTAL JUST VALUE	573,222
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	573,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2211368	REMODEL	27,000	12/01/2022
21016779	CO ISSUED	0	07/26/2022
21016779	NEW CONSTR	592,319	12/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2582/1371	7/29/2022	WD	Q	I	01	771,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PATEL TEJAS B						
2462/1994	5/19/2021	SW	Q	V	05	1,008,400
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] U3 L3 W5 D3 L3 W5 FOP=[YR=2022] N8 W18 S22 E17 N14 E1 $ W1 S14 W17 N14 U3 L3 W10 D3 L3 S67 E13 FOP=[YR=2022] S1 E9 N1 FGR=[YR=2022] E10 S2 E18 N21 W7 N1 W22 S20 E1$W1 N8 W7 S8 W1$ E1 N8 E7 N12 E22 S1 E7 N48$ PTR= E15 FUS=[YR=2022] E17 S64 W4 S2 W10 N2 W4 N18 STR=[YR=2022] W5 N4 E9 S4 W4$ E4 N4 W3 N42$ W15 $.

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	0	0	0	675.00	SF	5.20	5.20	100	2022	2022	3	99	3,475	

LAND DESCRIPTION

TOTAL OB/XF 3,475

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 10/14/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS