LOT 198
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

VEGA HEATHER B
75482 SUNBERRY DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0198-0000

BUILDING CHARACTERISTICS

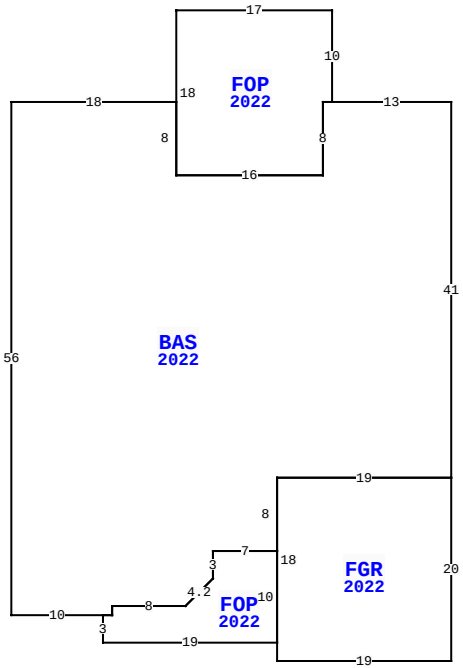
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	298	30	2022	89	9,641
TOTALS	3,011			2,546	275,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,546	108.8640	108.86	277,158	2022	2022	0	0	0	0.50	99.50

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



75482 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		275,772
TOTAL MARKET OB/XF VALUE		2,898
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		343,670
SOH/AGL Deduction		62,456
ASSESSED VALUE		281,214
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		225,492
TOTAL JUST VALUE		343,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2200554	CO ISSUED	0	09/08/2022
22000554	NEW CONSTR	363,138	01/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/0618	9/14/2022	WD	Q	I	01	456,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: VEGA HEATHER BENNET						
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] W13 FOP=[YR=2022] N10 W17 S18 E16 N8 E1$ W1 S8 W16 N8 W18 S56 E10 FOP=[YR=2022] S3 E19 FGR=[YR=2022] S2 E19 N20 W19 S18$ N10 W7 S3 D3 L3 W8 S1 W1$ E1 N1 E8 U3 R3 N3 E7 N8 E19 N41 $.

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	563.00	SF	5.20	5.20	100	2022	2022	3	99	2,898	

LAND DESCRIPTION

TOTAL OB/XF 2,898

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