LOT 199
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

DAVIS RODNEY KEITH/DAVIS KELLY ANN
75476 SUNBERRY DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0199-0000

BUILDING CHARACTERISTICS

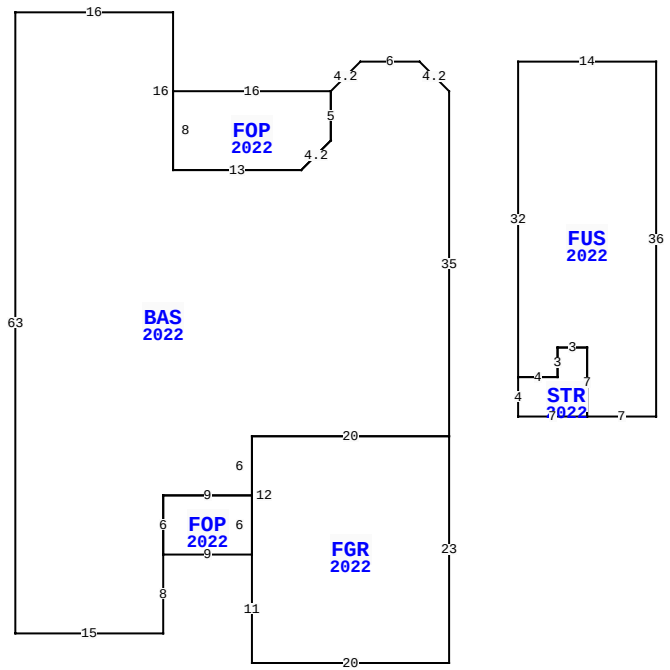
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,926	100	2022	1,926	218,274
FGR	460	55	2022	253	28,673
FOP	54	30	2022	16	1,813
FOP	124	30	2022	37	4,193
FUS	467	100	2022	467	52,925
STR	37	10	2022	4	454
TOTALS	3,068			2,703	306,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,703	113.9040	113.90	307,872	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2393 HX Base Yr 2023



75476 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		306,333
TOTAL MARKET OB/XF VALUE		3,176
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		374,509
SOH/AGL Deduction		21,750
ASSESSED VALUE		352,759
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		302,037
TOTAL JUST VALUE		374,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2116148	CO ISSUED	0	07/27/2022
21016148	NEW CONSTR	389,129	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/1925	7/28/2022	WD	Q	I	01	435,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAVID RODNEY KEITH						
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] W6 D3 L3 FOP=[YR=2022] W16 S8 E13 U3 R3 N5$ S5 D3 L3 W13 N16 W16 S63 E15 N8 FOP=[YR=2022] E9 FGR=[YR=2022] S11 E20 N23 W20 S12$ N6 W9 S6$ N6 E9 N6 E20 N35 U3 L3 $ PTR= E10 FUS=[YR=2022] E14 S36 W7 STR=[YR=2022] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 N32$ W10 $.

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	617.00	SF	5.20	5.20	100	2022	2022	3	99	3,176	

LAND DESCRIPTION

TOTAL OB/XF 3,176

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 09/22/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS