LOT 200
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

GLASGOW DWAYNE ALVIN & TAINA
75470 SUNBERRY DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0200-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

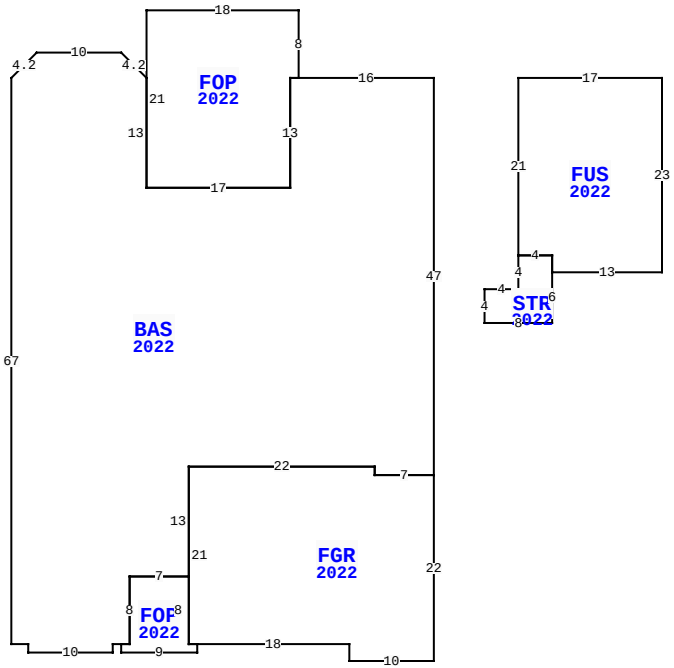
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100	2022	2,520	294,293
FGR	622	55	2022	342	39,940
FOP	65	30	2022	20	2,335
FOP	365	30	2022	110	12,846
FUS	383	100	2022	383	44,728
STR	48	10	2022	5	584
TOTALS	4,003			3,380	394,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,380	117.3690	117.37	396,711	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2903 HX Base Yr 2023



75470 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		394,727
TOTAL MARKET OB/XF VALUE		6,428
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		466,155
SOH/AGL Deduction		28,994
ASSESSED VALUE		437,161
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		381,439
TOTAL JUST VALUE		466,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005032	CO ISSUED	0	04/01/2022
21007339	NEW CONSTR	424,580	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2554/0570	3/31/2022	WD	Q	I	01	516,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GLASGOW DWAYNE ALVI						
2454/0526	4/19/2021	SW	Q	V	05	1,152,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 FOP=[YR=2022] N8 W18 S21 E17 N13 E1$ W1 S13 W17 N13 U3 L3 W10 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2022] S1 E9 N1 FGR=[YR=2022] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$ PTR= E10 FUS=[YR=2022] E17 S23 W13 STR=[YR=2022] S6 W8 N4 E4 N4 E4 S2$ N2 W4 N21$ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
2	0811	CONCRETE B	0	100	0	0	864.00	SF	5.20	5.20	100	2022	2022	3	99	4,448	

LAND DESCRIPTION

TOTAL OB/XF 6,428

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 10/04/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS