LOT 202
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

BERRY JAMES C & JODI CAROL
75458 SUNBERRY DR
YULEE, FL 32097

2025

10-2N-26-2010-0202-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

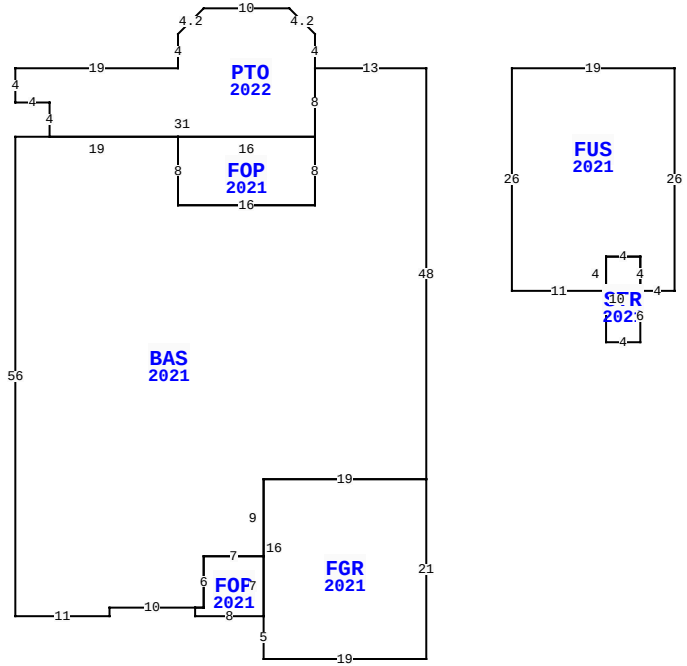
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	2021	2,300	254,705
FGR	399	55	2021	219	24,252
FOP	50	30	2021	15	1,661
FOP	128	30	2021	38	4,208
FUS	478	100	2021	478	52,934
PTO	367	5	2022	18	1,993
STR	40	10	2021	4	443
TOTALS	3,762			3,072	340,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,072	111.8628	111.86	343,634	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2778 HX Base Yr 2022



75458 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		340,198
TOTAL MARKET OB/XF VALUE		3,187
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		408,385
SOH/AGL Deduction		122,531
ASSESSED VALUE		285,854
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		235,132
TOTAL JUST VALUE		408,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005460	CO ISSUED	0	10/22/2021
21002880	NEW CONSTR	387,835	03/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/0934	10/27/2021	WD	Q	I	01	403,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BERRY JAMES C & JOD						
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=2021] W13 PTO=[YR=2022] N4 U3 L3 W10 D3 L3 S4 W19 S4 E4 S4 E31 N8$ S8 FOP=[YR=2021] W16 S8 E16 N8$ S8W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2021] S1 E8 FGR=[YR=2021] S5 E19 N21 W19 S16$ N7 W7 S6 W1$ E1 N6 E7 N9 E19 N48$ PTR= E10 FUS=[YR=2021] E19 S26 W4 STR=[YR=2021] S6 W4 N10 E4 S4$ N4 W4 S4 W11 N26$ 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	619.00	SF	5.20	5.20	100	2021	2021	3	99	3,187	

LAND DESCRIPTION

TOTAL OB/XF 3,187

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