LOT 205
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

LAUTENSCHLAGER DANIEL & DANYLE MICHELLE
75438 SUNBERRY DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0205-0000

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 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

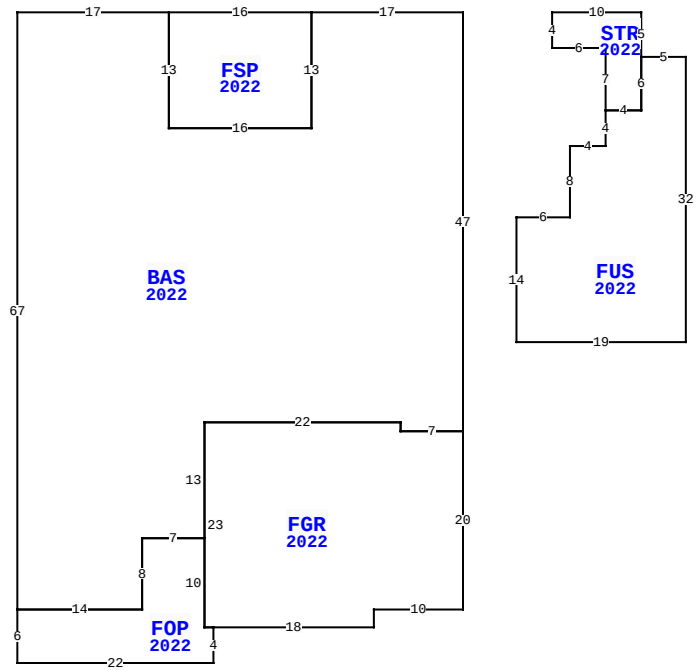
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2022	2,484	282,921
FGR	640	55	2022	352	40,092
FOP	186	30	2022	56	6,378
FSP	208	40	2022	83	9,453
FUS	436	100	2022	436	49,659
STR	68	10	2022	7	797
TOTALS	4,022			3,418	389,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,418	114.4710	114.47	391,258	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2920 HX Base Yr 2023



75438 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		389,302
TOTAL MARKET OB/XF VALUE		9,524
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		463,826
SOH/AGL Deduction		38,816
ASSESSED VALUE		425,010
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		369,288
TOTAL JUST VALUE		463,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008417	CO ISSUED	0	06/01/2022
21007308	NEW CONSTR	417,412	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0412	6/01/2022	WD	Q	I	01	473,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LAUTENSCHLAGER DANI						
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] W17 FSP=[YR=2022] W16 S13 E16 N13$ S13 W16 N13 W17 S67 FOP=[YR=2022] S6 E22 N4 FGR=[YR=2022] E18 N2 E10 N20 W7 N1 W22 S23 E1$ W1 N10 W7 S8 W14$ E14 N8 E7 N13 E22 S1 E7 N47$ PTR= E10 STR=[YR=2022] E10 S5 FUS=[YR=2022] E5 S32 W19 N14 E6 N8 E4 N4 E4 N6$ S6 W4 N7 W6 N4$ 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	850.00	SF	5.20	5.20	100	2022	2022	3	99	4,376	
2	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2022	2022	3	95	4,560	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 9,524

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	65.00	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