LOT 207
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

DAVIS CORNELL E & LATONYA C
75424 SUNBERRY DRIVE
YULEE, FL 32097

2025

10-2N-26-2010-0207-0000

BUILDING CHARACTERISTICS

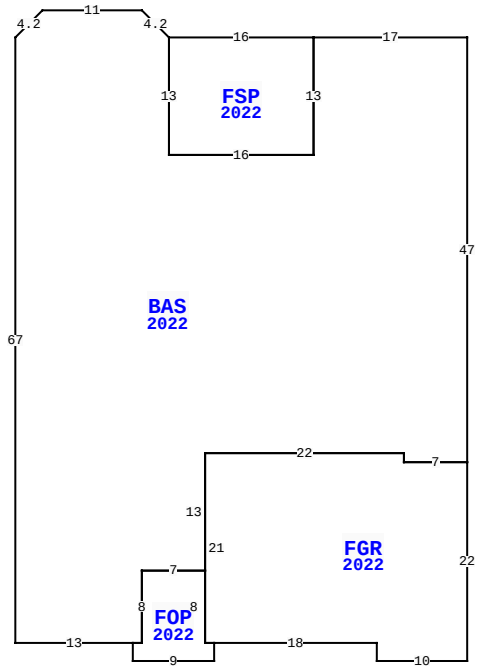
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,526	100	2022	2,526	288,616
FGR	622	55	2022	342	39,076
FOP	74	30	2022	22	2,514
FSP	208	40	2022	83	9,484
TOTALS	3,430			2,973	339,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,973	114.8868	114.89	341,568	2022	2022	0	0	0	0.55	99.45

1 SINGLE FAM – 100% - 2024 Heated Area: 2526 HX Base Yr 2024



75424 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		339,689
TOTAL MARKET OB/XF VALUE		4,023
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		408,712
SOH/AGL Deduction		19,799
ASSESSED VALUE		388,913
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		338,191
TOTAL JUST VALUE		408,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009243	CO ISSUED	0	06/16/2022
21016149	NEW CONSTR	420,149	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/0360	6/16/2022	WD	Q	I	01	430,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DAVIS CORNELL E & L						
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] W17 FSP=[YR=2022] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 L3 D3 S67 E13 FOP=[YR=2022] S2 E9 N2 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$.

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	0812	CONCRETE C	0	100	0	0	1,016.00	SF	4.00	4.00	100	2022	2022	3	99	4,023	

LAND DESCRIPTION

TOTAL OB/XF 4,023

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