

OBRIEN ELIZABETH ANN/RIDENHOUR LINDA LEIGH
75419 SUNBERRY DR
YULEE, FL 32097

10-2N-26-2010-0164-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				270,735			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				67,000			
TOTAL MARKET VALUE				337,735			
SOH/AGL Deduction				169,541			
ASSESSED VALUE				168,194			
TOTAL EXEMPTION VALUE		HX HB		51,411			
BASE TAXABLE VALUE				116,783			
TOTAL JUST VALUE				337,735			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				340,589			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
C2207968		CO				07/13/2023	
22007968		NEW CONSTR		328,441		05/23/2022	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	
2654/258		7/13/2023	SW	Q	I	02	
						395,700	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: O'BRIEN ELIZABETH A							
2451/0757		4/07/2021	SW	Q	V	05	
						2,612,500	
GRANTOR: THREE RIVERS DEVELOPE							
GRANTEE: RICHMOND AMERICAN H							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2023;ORIG=56,10] W16 W19 S49 E21 S16 E4 S8 S2 E10 N75 \$							
FGR=[YR=2023;ORIG=21,59] E21 S16 S5 W1 W20 N21 \$							
FOP=[YR=2023;ORIG=40,0] S10 E16 N10 W16 \$							
FOP=[YR=2023;ORIG=46,75] W4 S5 W1 S3 E5 N8 \$							
ND LUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	
67,000						YR	
						CONSRV	
Common: 67,000			PRINTED 07/09/2026 BY SYS				