LOT 165
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

ANDREWS AMANDA MAY & DAVID WAYNE JR
75423 SUNBERRY DR
YULEE, FL 32097

2026

10-2N-26-2010-0165-0000

BUILDING CHARACTERISTICS

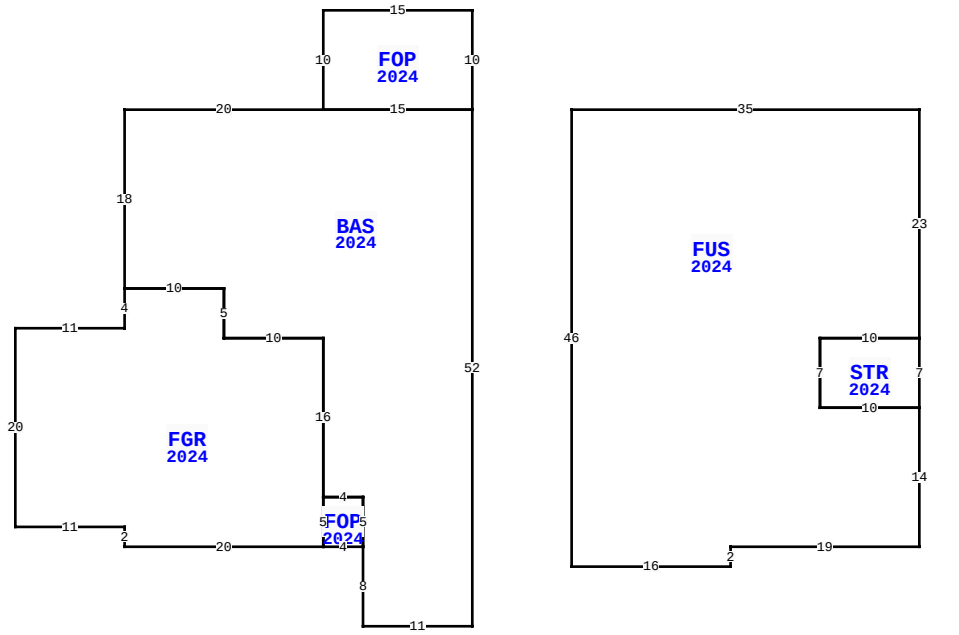
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	1,138	100	2024	1,138	117,908
FGR	690	55	2024	380	39,371
FOP	20	30	2024	6	622
FOP	150	30	2024	45	4,663
FUS	1,502	100	2024	1,502	155,621
STR	70	10	2024	7	725
TOTALS	3,570			3,078	318,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,078	99.1760	104.13	320,512	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2640 HX Base Yr 2024



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/10/2026 MLU
AG DATE	

75423 SUNBERRY DR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		318,909
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		385,909
SOH/AGL Deduction		0
ASSESSED VALUE		385,909
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		334,498
TOTAL JUST VALUE		385,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2207441	CO		05/03/2023
22007441	NEW CONSTR	425,431	05/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/1004	5/09/2023	SW	Q	I	01	429,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ANDREWS AMANDA MAY						
2451/0757	4/07/2021	SW	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=65,10] E35 S23 W10 S7 E10 S14 W19 S2 W16 N46 $
BAS=[YR=2024;ORIG=20,28] N18 E20 E15 S52 W11 N8 N5 W4 N16 W10 N5 W10 $
FGR=[YR=2024;ORIG=20,54] N2 W11 N20 E11 N4 E10 S5 E10 S16 S5 W20 $
FOP=[YR=2024;ORIG=40,0] E15 S10 W15 N10 $
STR=[YR=2024;ORIG=90,33] E10 S7 W10 N7 $
FOP=[YR=2024;ORIG=40,49] E4 S5 W4 N5 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	100	0003	PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 06/27/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS