LOT 167
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

FERRIS MARK A & AKINA K
75435 SUNBERRY DRIVE
YULEE, FL 32097

2026

10-2N-26-2010-0167-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

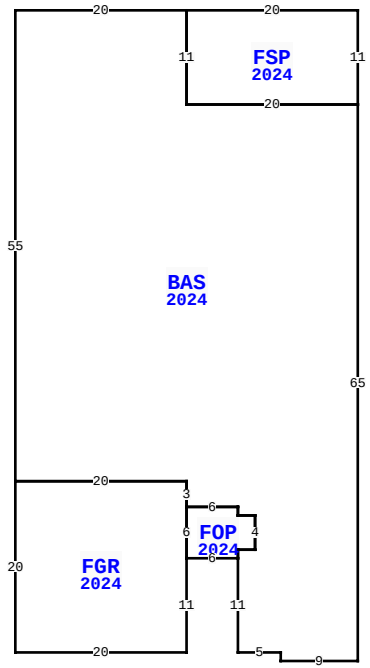
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,279	100	2024	2,279	268,575
FGR	400	55	2024	220	25,927
FOP	44	30	2024	13	1,532
FSP	220	40	2024	88	10,371
TOTALS	2,943			2,600	306,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,600	112.8000	118.44	307,944	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2024 Heated Area: 2279 HX Base Yr 2024



75435 SUNBERRY DR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,404
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		373,404
SOH/AGL Deduction		3,344
ASSESSED VALUE		370,060
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		318,649
TOTAL JUST VALUE		373,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2214088	CO		05/10/2023
22014088	NEW CONSTR	362,781	09/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/298	5/22/2023	SW	Q	I	01	405,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FERRIS MARK A & AKI						
2447/1450	3/29/2021	SW	Q	V	05	5,404,800
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2024;ORIG=10,39] E20 S11 W20 N11 $
BAS=[YR=2024;ORIG=-10,39] E20 S11 E20 S65 W9 N1 W5 N11 N1 E2 N4 W2 N1 W6 N3 W20 N55 $
FOP=[YR=2024;ORIG=10,103] E6 N1 E2 N4 W2 N1 W6 S6 $
FGR=[YR=2024;ORIG=10,114] W20 N20 E20 S3 S6 S11 $
.

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