LOT 168
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CARTER TROY P & VIRGINIA KUMAIRE A
75439 SUNBERRY DRIVE
YULEE, FL 32097

2026

10-2N-26-2010-0168-0000

BUILDING CHARACTERISTICS

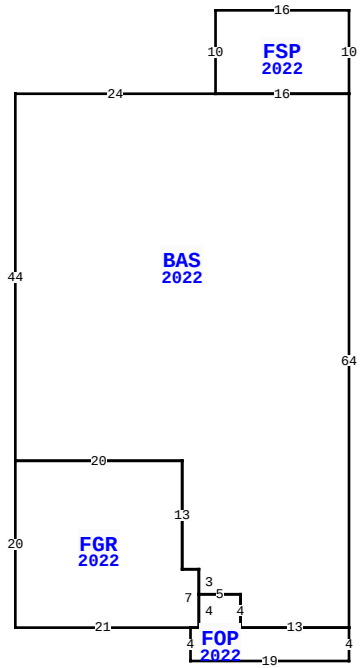
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,126	100	2022	2,126	247,645
FGR	414	55	2022	228	26,558
FOP	96	30	2022	29	3,378
FSP	160	40	2022	64	7,455
TOTALS	2,796			2,447	285,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,447	112.1120	117.72	288,061	2022	2022	0	0	0	1.05	98.95

1 SINGLE FAM 100% - 2023 Heated Area: 2126 HX Base Yr 2023



75439 SUNBERRY DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,036
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		352,036
SOH/AGL Deduction		5,389
ASSESSED VALUE		346,647
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		295,236
TOTAL JUST VALUE		352,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007182	CO ISSUED	0	10/28/2022
21007182	NEW CONSTR	305,452	08/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/1316	11/01/2022	SW	Q	I	01	383,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CARTER TROY PRESTON						
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=2022] W16 S10 BAS=[YR=2022] W24 S44 FGR=[YR=2022] S20 E21 FOP=[YR=2022] S4 E19 N4 W13 N4 W5 S4 W1$ E1 N7 W2 N13 W20$ E20 S13 E2 S3 E5 S4 E13 N64 W16$ E16 N10$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS