LOT 183
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CLELLEN GERALD T & KIMBERLY A
75459 SUNBERRY DRIVE
YULEE, FL 32097

2026

10-2N-26-2010-0183-0000

BUILDING CHARACTERISTICS

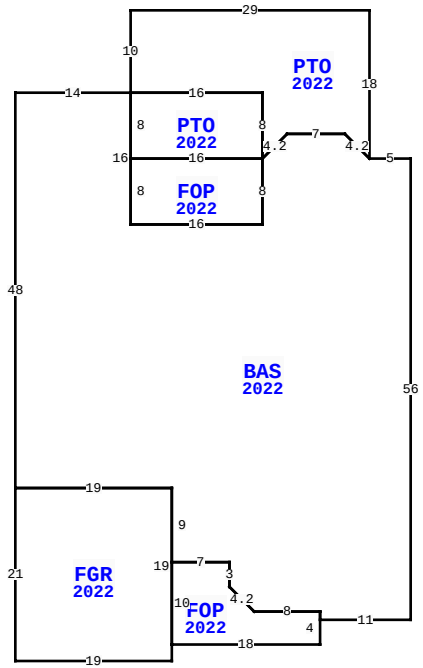
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,334	100	2022	2,334	260,874
FGR	399	55	2022	219	24,478
FOP	119	30	2022	36	4,023
FOP	128	30	2022	38	4,247
PTO	128	5	2022	6	670
PTO	364	5	2022	18	2,012
TOTALS	3,472			2,651	296,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,651	107.5200	112.90	299,298	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 2334 HX Base Yr 2023



75459 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		296,305
TOTAL MARKET OB/XF VALUE		2,074
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		365,379
SOH/AGL Deduction		0
ASSESSED VALUE		365,379
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		313,968
TOTAL JUST VALUE		365,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008788	ADDITION	14,868	06/08/2022
22005073	CO ISSUED	0	04/01/2022
21005993	NEW CONSTR	333,147	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2554/0614	3/31/2022	WD	Q	I	02	450,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CLELLEN GERALD THOM						
2447/1498	3/29/2021	SW	Q	V	05	912,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W5 PTO=[YR=2022] N18 W29 S10 PTO=[YR=2022] S8 E16 N8 W16$ E16 S8 R3 U3 E7 D3 R3 $ U3 L3 W7 D3 L3 FOP=[YR=2022] W16 S8 E16 N8$ S8 W16N16 W14 S48 FGR=[YR=2022] S21 E19 N2 FOP=[YR=2022] E18 N4 W8 U3 L3 N3 W7 S10$ N19 W19$ E19 S9 E7 S3 D3 R3 E8 S1 E11 N56$.

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
2	0911	SCRN RM A	0	100	16	8	128.00	SF	18.00	18.00	100	2022	2022	3	90	2,074	

LAND DESCRIPTION

TOTAL OB/XF 2,074

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	0003	PUD	60.00	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