

LOT 185
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

CRUZ ELVIN SR & CARMEN MARIE
75469 SUNBERRY DRIVE
YULEE, FL 32097

2026

10-2N-26-2010-0185-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 90	0100	01	3,233	101.1080	106.16	343,215	2022	2022	0	0	0	1.05	98.95	VALUATION SUMMARY													
Exterior Wall	21	STONE 10	1 SINGLE FAM 100% - 2024													Heated Area: 2758 HX Base Yr 2024													
Roof Structure	03	GABLE/HIP 100															VALUATION BY STANDARD												
Roof Cover	03	COMP SHNGL 100															Tax Group: 4 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 339,611												
Interior Floor	13	LVT/LAMMT 50															TOTAL MARKET OB/XF VALUE 66,673												
Interior Floor	14	CARPET 50															TOTAL LAND VALUE - MARKET 67,000												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 473,284												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 9,762												
Bedrooms	04	3 100															ASSESSED VALUE 463,522												
Bathrooms	04	3 100															TOTAL EXEMPTION VALUE HX HB 51,411												
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 412,111												
Stories	1.	1. 100	TOTAL JUST VALUE 473,284																										
Units	0	0 100	NCON VALUE 0																										
Occupancy	00	NONE 100	INCOME VALUE																										
Quality			03	Quality Level 03												PREVIOUS YEAR MKT VALUE 468,275													
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM																													
NEIGHBORHOOD/LOC			5020.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,758	100	2022	2,758	289,715																								
FGR	675	55	2022	371	38,971																								
FOP	146	30	2022	44	4,622																								
FOP	200	30	2022	60	6,303																								
TOTALS			3,779		3,233	339,611																							
EXTRA FEATURES						75469 SUNBERRY DR, YULEE												BLD DATE XF DATE INC DATE											
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												
2	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000													
5	0911	SCRN RM A	1	100	0	0	996.00	SF	18.00	18.00	100	2024	2023	03	93	16,673													
TOTAL OB/XF 66,673																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 09/19/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS																													