LOT 187
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

FOSS JOHN KINKADE JR & STEPHANIE ANN
75481 SUNBERRY DR
YULEE, FL 32097

2026

10-2N-26-2010-0187-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

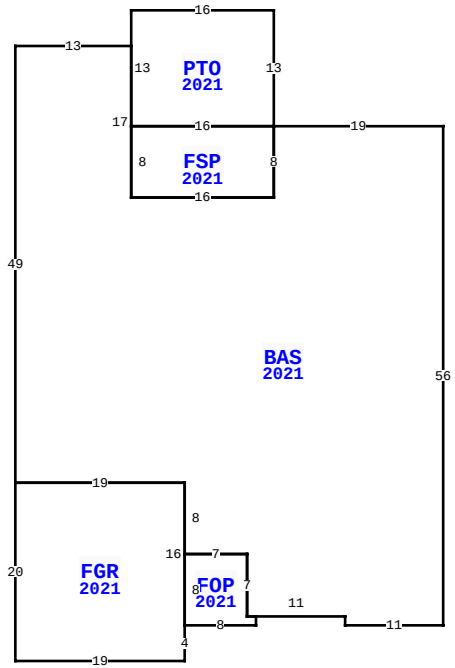
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,306	100	2021	2,306	269,707
FGR	380	55	2021	209	24,445
FOP	57	30	2021	17	1,989
FSP	128	40	2021	51	5,965
PTO	208	5	2021	10	1,169
TOTALS	3,079			2,593	303,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,593	113.0880	118.74	307,893	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 2306 HX Base Yr 2022



75481 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		303,275
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		370,275
SOH/AGL Deduction		83,198
ASSESSED VALUE		287,077
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		230,666
TOTAL JUST VALUE		370,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2106099	CO ISSUED	0	11/15/2021
21003394	NEW CONSTR	332,304	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/1138	11/15/2021	WD	Q	I	01	453,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FOSS JOHN KINKADE J						
2454/0526	4/19/2021	SW	Q	V	05	1,152,000
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W19 PTO=[YR=2021] N13 W16 S13 FSP=[YR=2021] S8 E16 N8 W16$ E16 $ S8 W16 N17 W13 S49 FGR=[YR=2021] S20 E19 N4 FOP=[YR=2021] E8 N1 W1 N7 W7 S8$ N16 W19$ E19 S8 E7 S7 E11 S1 E11 N56$.

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	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