LOT 189
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

COLLINS AVERY HOWARD & BROOKE SANDERS
75551 SUNBERRY DRIVE
YULEE, FL 32097

2026

10-2N-26-2010-0189-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

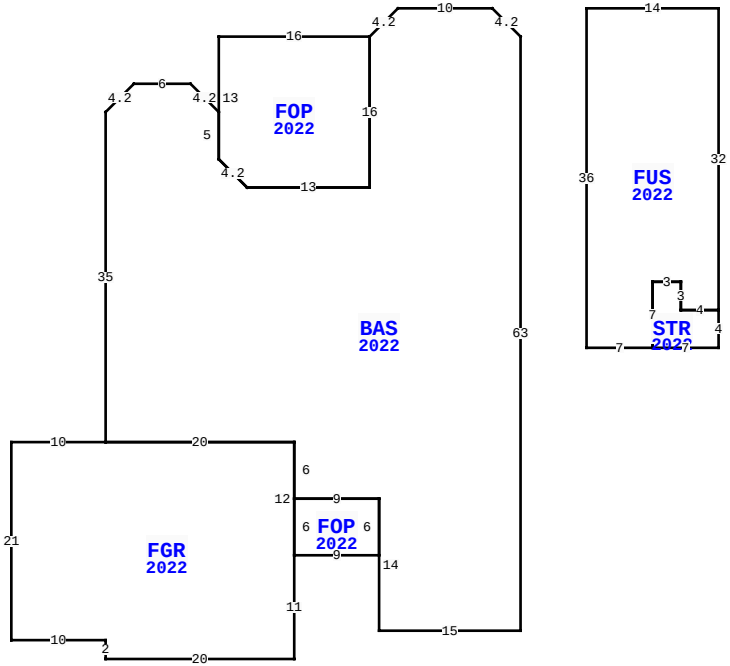
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	2022	1,965	215,428
FGR	670	55	2022	368	40,344
FOP	54	30	2022	16	1,754
FOP	252	30	2022	76	8,332
FUS	467	100	2022	467	51,199
STR	37	10	2022	4	439
TOTALS	3,445			2,896	317,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,896	105.4680	110.74	320,703	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2023 Heated Area: 2432 HX Base Yr



75551 SUNBERRY DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	317,496
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,000
TOTAL MARKET VALUE	384,496
SOH/AGL Deduction	0
ASSESSED VALUE	384,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	384,496
TOTAL JUST VALUE	384,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008899	CO ISSUED	0	06/10/2022
21004218	NEW CONSTR	426,347	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1094	6/10/2022	WD	Q	I	01	380,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COLLINS AVERY HOWAR						
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] W10 D3 L3 FOP=[YR=2022] W16 S13 D3 R3 E13 N16$ S16 W13 U3 L3 N5 U3 L3 W6 D3 L3 S35 FGR=[YR=2022] W10 S21 E10 S2 E20 N11 FOP=[YR=2022] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S14 E15 N63 U3 L3 $ PTR= E10 FUS=[YR=2022] E14 S32 STR=[YR=2022] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W10 $.

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	0	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