LOT 190
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

HOBBS EDWARD MCCLENETH III
75555 SUNBERRY DR
YULEE, FL 32097

2026

10-2N-26-2010-0190-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

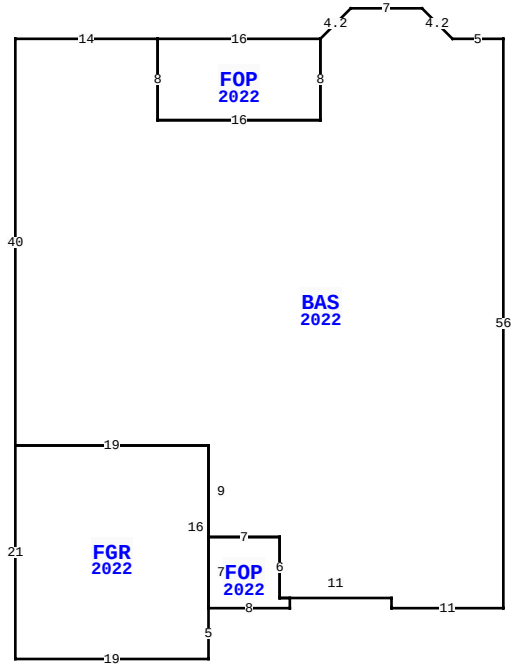
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,226	100	2022	2,226	239,899
FGR	399	55	2022	219	23,602
FOP	50	30	2022	15	1,617
FOP	128	30	2022	38	4,096
TOTALS	2,803			2,498	269,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,498	103.6800	108.86	271,932	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2023 Heated Area: 2226 HX Base Yr



75555 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	269,213
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,000
TOTAL MARKET VALUE	336,213
SOH/AGL Deduction	0
ASSESSED VALUE	336,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,213
TOTAL JUST VALUE	336,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004634	CO ISSUED	0	02/11/2022
21004771	NEW CONSTR	317,326	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/0339	2/11/2022	WD	Q	I	01	321,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HOBBS EDWARD MCCLEN						
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 U3 L3 W7 D3 L3 FOP=[YR=2022] W16 S8 E16 N8$ S8 W16 N8 W14 S40 FGR=[YR=2022] S21 E19 N5 FOP=[YR=2022] E8 N1 W1 N6 W7 S7$ N16 W19$ E19 S9 E7 S6 E11 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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