LOT 192
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

ALBA RICHARD/ARROYO LUZ NOELIA
75572 SUNBERRY DR
YULEE, FL 32097

2026

10-2N-26-2010-0192-0000

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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

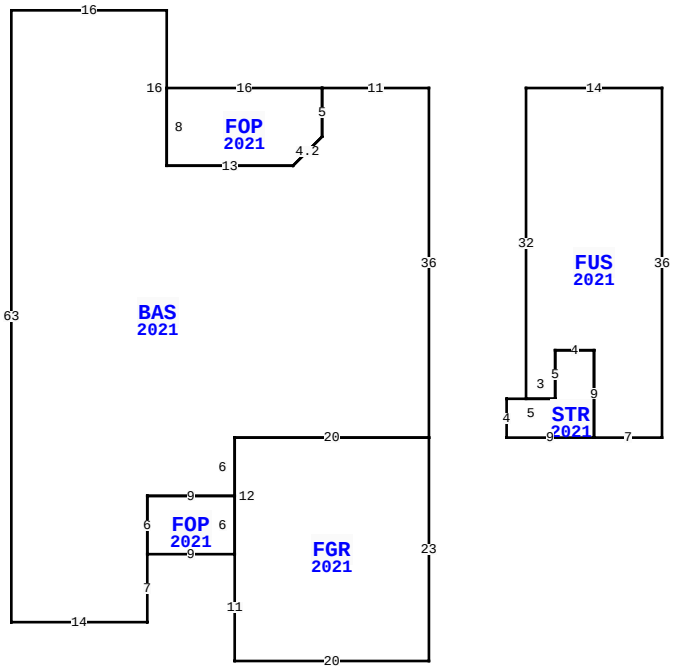
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	2021	1,873	219,064
FGR	460	55	2021	253	29,590
FOP	54	30	2021	16	1,872
FOP	124	30	2021	37	4,327
FUS	456	100	2021	456	53,333
STR	56	10	2021	6	701
TOTALS	3,023			2,641	308,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,641	113.0880	118.74	313,592	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2025 Heated Area: 2329 HX Base Yr



75572 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		308,888
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		375,888
SOH/AGL Deduction		0
ASSESSED VALUE		375,888
TOTAL EXEMPTION VALUE	13	375,888
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		375,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004640	CO ISSUED	0	11/16/2021
21004640	NEW CONSTR	338,518	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2516/1304	11/18/2021	WD	Q	I	02	407,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ALBA RICHARD & LUZ						
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] W11 FOP=[YR=2021] W16 S8 E13 U3 R3 N5$ S5 D3 L3 W13 N16 W16 S63 E14 N7 FOP=[YR=2021] E9 FGR=[YR=2021] S11 E20 N23 W20 S12$ N6 W9 S6$ N6 E9 N6 E20 N36$ PTR=E10 FUS=[YR=2021] E14 S36 W7 STR=[YR=2021] W9 N4 E5 N5 E4 S9$ N9 W4 S5 W3 N32$ W10$.

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	000134	C	RES POND	100	0003	PUD	62.00	118.00	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