LOT 194
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

GROGAN JOSEPH
75558 SUNBERRY DR
YULEE, FL 32097

2026

10-2N-26-2010-0194-0000

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

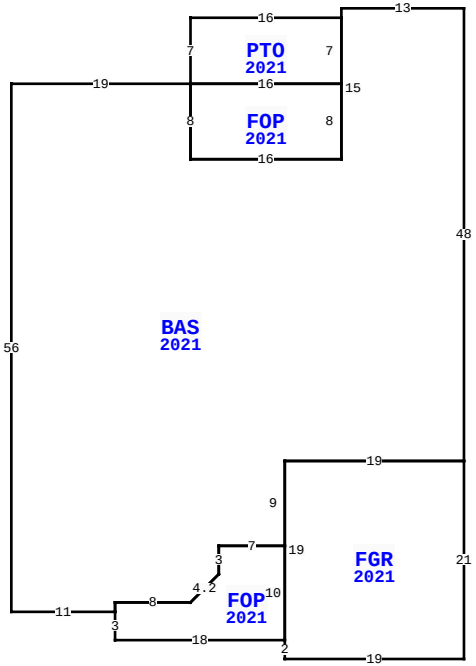
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,296	100	2021	2,296	268,538
FGR	399	55	2021	219	25,614
FOP	119	30	2021	36	4,211
FOP	128	30	2021	38	4,444
PTO	112	5	2021	6	701
TOTALS	3,054			2,595	303,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,595	113.0880	118.74	308,130	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2025 Heated Area: 2296 HX Base Yr 2025



75558 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		303,508
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		370,508
SOH/AGL Deduction		0
ASSESSED VALUE		370,508
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		319,097
TOTAL JUST VALUE		370,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008222	CO ISSUED	0	11/18/2021
21004777	NEW CONSTR	328,576	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2750/1242	11/14/2024	WD	Q	I	01	445,000
GRANTOR: KELLEY JOHNNIE M & CR						
GRANTEE: GROGAN JOSEPH						
2517/0043	11/19/2021	WD	Q	I	01	369,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KELLEY JOHNNIE MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 S1 PTO=[YR=2021] W16 S7 FOP=[YR=2021] S8 E16 N8 W16$ E16 N7$ S15 W16 N8 W19 S56 E11 FOP=[YR=2021] S3 E18 FGR=[YR=2021] S2 E19 N21 W19 S19$ N10 W7 S3 D3 L3 W8 S1$ N1 E8 U3 R3 N3 E7 N9 E19 N48$.

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	74.00	116.00	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