

LOT 196
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

NISSEN GREGORY C JR & AMBER LAUREL
75494 SUNBERRY DRIVE
YULEE, FL 32097

2026

10-2N-26-2010-0196-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
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	2,233	100	2022	2,233	237,051
FGR	399	55	2022	219	23,248
FOP	122	30	2022	37	3,928
FSP	120	40	2022	48	5,096
FUS	479	100	2022	479	50,849
STR	27	10	2022	3	319
TOTALS	3,380			3,019	320,490

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,019	102.1200	107.23	323,727	2022	2022	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023

Heated Area: 2712

HX Base Yr 2023

The floor plan diagram illustrates the layout of a single-family home with various rooms and their dimensions. The rooms are labeled with codes and years: BAS 2022, FSP 2022, FUS 2022, STR 2022, FGR 2022, and FOP 2022. The dimensions are provided for each room and the overall footprint.

- BAS 2022**: Main living area, dimensions 56 (left), 19 (top), 40 (right), 21 (bottom right), 19 (bottom right), 2 (bottom right), 19 (bottom right), 10 (bottom right), 3 (bottom right), 10 (bottom right), 3 (bottom right), 10 (bottom right), 3 (bottom right), 10 (bottom right), 3 (bottom right).
- FSP 2022**: Kitchen area, dimensions 15 (top), 8 (left), 15 (bottom), 8 (right), 4.2 (top), 4.2 (right).
- FUS 2022**: Bathroom area, dimensions 19 (top), 26 (left), 26 (right), 12 (bottom), 3 (bottom), 5 (bottom), 3 (bottom), 4 (bottom), 3 (bottom).
- STR 2022**: Bedroom area, dimensions 19 (top), 26 (left), 26 (right), 12 (bottom), 3 (bottom), 5 (bottom), 3 (bottom), 4 (bottom), 3 (bottom).
- FGR 2022**: Bedroom area, dimensions 19 (top), 9 (left), 19 (right), 21 (bottom right), 19 (bottom right), 2 (bottom right), 19 (bottom right), 10 (bottom right), 3 (bottom right), 10 (bottom right), 3 (bottom right), 10 (bottom right), 3 (bottom right).
- FOP 2022**: Bedroom area, dimensions 19 (top), 9 (left), 19 (right), 21 (bottom right), 19 (bottom right), 2 (bottom right), 19 (bottom right), 10 (bottom right), 3 (bottom right), 10 (bottom right), 3 (bottom right), 10 (bottom right), 3 (bottom right).

BLD DATE		LGL DATE	
YE DATE		LAND DATE	04/10/2026

EXTRA FEATURES										75494 SUNBERRY DR, YULEE										INC DATE		AG DATE		04/16/2025		RES	
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										
				</																							