LOT 206
TRIBUTARY PHASE 1A UNIT 2
OR 2434/703

FREEMAN ALLEN S II & ASHLEY N
75430 SUNBERRY DR
YULEE, FL 32097

2026

10-2N-26-2010-0206-0000

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	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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

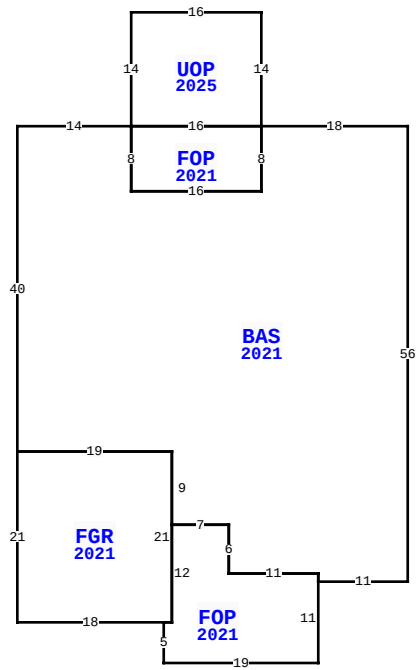
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	2021	2,196	256,842
FGR	399	55	2021	219	25,614
FOP	128	30	2021	38	4,444
FOP	245	30	2021	74	8,655
UOP	224	20	2025	45	5,263
TOTALS	3,192			2,572	300,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,572	113.0880	118.74	305,399	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM 100% - 2022 Heated Area: 2196 HX Base Yr 2022



75430 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		300,818
TOTAL MARKET OB/XF VALUE		4,563
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		372,381
SOH/AGL Deduction		40,493
ASSESSED VALUE		331,888
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,477
TOTAL JUST VALUE		372,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006640	0911 16*14 OVER F	7,500	06/04/2024
21017302	CO ISSUED	0	12/14/2022
21003306	NEW CONSTR	318,355	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/0020	12/16/2021	WD	Q	I	01	309,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FREEMAN ALLEN STEVE						
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=2021;ORIG=0,0] W18 S8 W16 N8 W14 S40 E19 S9 E7 S6 E11 S1 E11 N56 $
FGR=[YR=2021;ORIG=-48,40] S21 E18 E1 N21 W19 $
FOP=[YR=2021;ORIG=-30,61] S5 E19 N11 W11 N6 W7 S12 W1 $
FOP=[YR=2021;ORIG=-18,0] W16 S8 E16 N8 $
UOP=[YR=2025;ORIG=-34,0] E16 N14 W16 S14 $
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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
4	0912	SCRN RM G	0	100	16	14	224.00	SF	21.00	21.00	100	2025	2024		97	4,563	

LAND DESCRIPTION

TOTAL OB/XF 4,563

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	100	0003	PUD	69.00	120.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 10/15/2024 BY TW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS