LOT 494
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

FONTANA SCOTT M & MARY F
75418 BERRYHILL ALY
YULEE, FL 32097

2026

10-2N-26-2010-0494-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

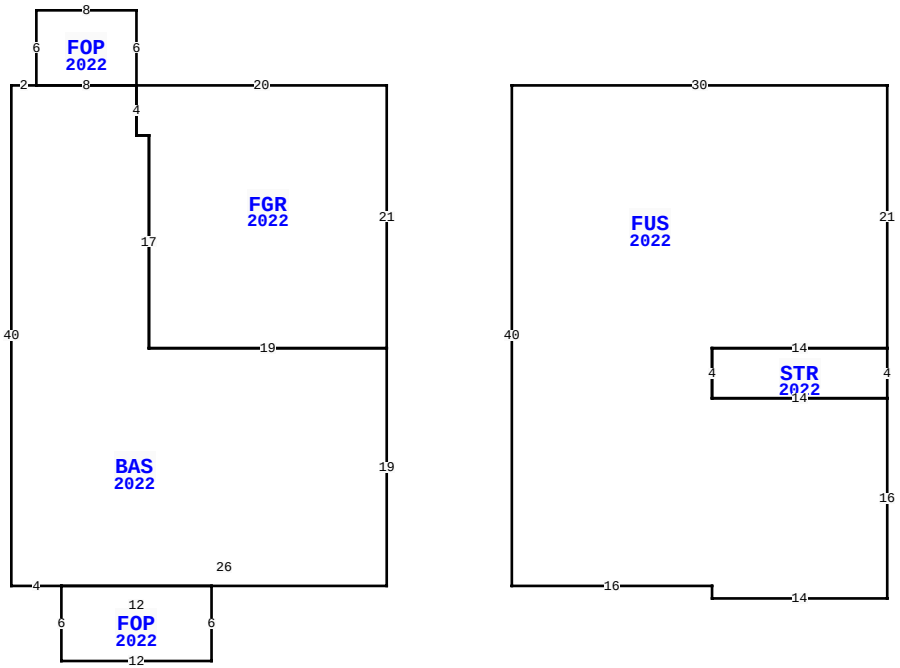
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	797	100	2022	797	95,401
FGR	403	55	2022	222	26,574
FOP	48	30	2022	14	1,676
FOP	72	30	2022	22	2,633
FUS	1,158	100	2022	1,158	138,614
STR	56	10	2022	6	718
TOTALS	2,534			2,219	265,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,219	115.1500	120.91	268,299	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1955 HX Base Yr



75418 BERRYHILL ALY, 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		265,616
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,000
TOTAL MARKET VALUE		332,616
SOH/AGL Deduction		0
ASSESSED VALUE		332,616
TOTAL EXEMPTION VALUE	13	332,616
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		332,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208419	CO ISSUED	0	12/29/2022
B2208419	NEW CONSTR	311,237	06/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2614/0736	12/28/2022	WD	Q	I	01	345,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FONTANA SCOTT MICHA						
2563/1043	5/11/2022	SW	Q	V	05	921,700
GRANTOR: HDP TRIBUTARY LLC						
GRANTEE: DREAM FINERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W20 FOP=[YR=2022] N6 W8 S6 BAS=[YR=2022] W2 S40 E4 FOP=[YR=2022] S6 E12 N6 W12$ E26 N19 W19 N17 W1 N4 W8$ E8$ S4 E1 S17 E19 N21$ PTR= E10 FUS=[YR=2022] E30 S21 STR=[YR=2022] S4 W14 N4 E14$ W14 S4 E14 S16 W14 N1 W16 N40$ 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	000100	C	RES	100	0003	PUD	40.00	130.00	1.00	LT		1.00	1.00	1.00	67,000.00	67,000.00	67,000							

REVIEW DATE 02/09/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS