LOT 497
TRIBUTARY PHASE 1A UNIT 6
OR 2504/1849

HU KIDD KT
75442 BERRYHILL ALY
YULEE, FL 32097

**2026**

**10-2N-26-2010-0497-0000**

## 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 | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 |
| Quality | 03 | Quality Level 03 |

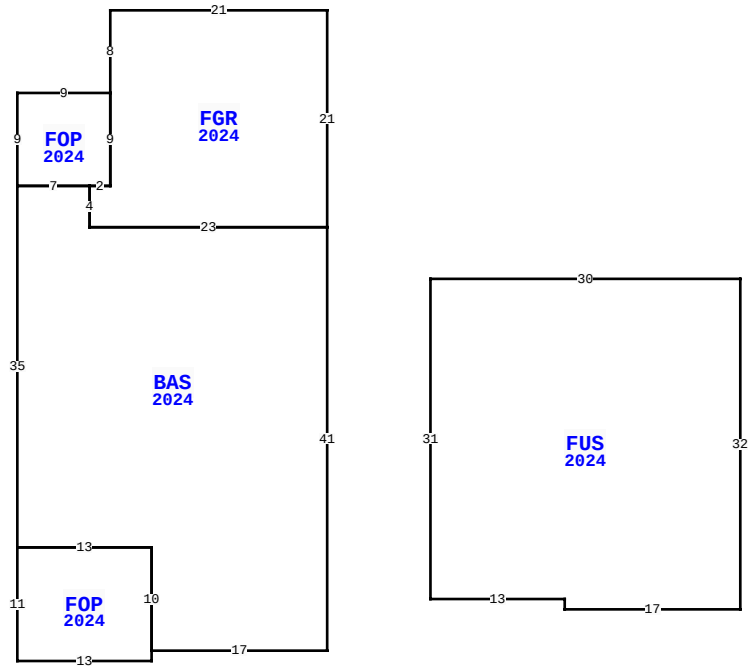
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5020.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,128 | 100 | 2024 | 1,128 | 131,888 |
| FGR | 449 | 55 | 2024 | 247 | 28,880 |
| FOP | 81 | 30 | 2024 | 24 | 2,806 |
| FOP | 143 | 30 | 2024 | 43 | 5,028 |
| FUS | 947 | 100 | 2024 | 947 | 110,726 |
| TOTALS | 2,748 | | | 2,389 | 279,327 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,389 | 111.9160 | 117.51 | 280,731 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SINGLE FAM 0% - 2025 Heated Area: 2075 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2026 MLU |
| INC DATE | | AG DATE | |

75442 BERRYHILL ALY, YULEE

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 279,327 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 67,000 |
| TOTAL MARKET VALUE | 346,327 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 346,327 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 346,327 |
| TOTAL JUST VALUE | 346,327 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 349,919 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23002490 | CO ISSUED | 0 | 02/24/2023 |
| B2208590 | NEW CONSTR | 334,689 | 06/03/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2632/575 | 4/06/2023 | WD | Q | I | 01 | 335,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: HU KIDD KT | | | | | | |
| 2563/1043 | 5/11/2022 | SW | Q | V | 05 | 921,700 |
| GRANTOR: HDP TRIBUTARY LLC | | | | | | |
| GRANTEE: DREAM FINERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,28] W23 N4 W7 S35 E13 S10 E17 N41 $
FUS=[YR=2024;ORIG=70,33] W30 S31 E13 S1 E17 N32 $
FGR=[YR=2024;ORIG=30,7] W21 S8 S9 W2 S4 E23 N21 $
FOP=[YR=2024;ORIG=0,59] S11 E13 N1 N10 W13 $
FOP=[YR=2024;ORIG=0,24] E7 E2 N9 W9 S9 $
.

## 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 | 0 | 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 04/28/2023 BY KW Total Acres: 0.00 Total Land Value: 67,000 Market: 0 Agricultural: 0 Common: 67,000 PRINTED 07/09/2026 BY SYS